

STAFF REPORT 06-22-2916 MEETING

PREPARED BY: J.ROSS

APPLICATION NUMBER 16-4674

ADDRESS: 1566 BAGLEY

HISTORIC DISTRICT: CORKTOWN

APPLICANT: FRANK ARVAN (ARCHITECT)/DOUGLAS SWEET (OWNER)

PROPOSAL

The property at 1566 Bagley is currently a 6,500 square foot, un-fenced, grassy lot which is located at the northeast corner of the intersection of 10th Street and Bagley. The 1500 block of Bagley, north side, is dominated by two-story single family detached homes which sit back approximately 13 feet back from the sidewalk. A circa 2000 apartment complex with associated parking, which also sits back approximately 13'-0" from the sidewalk, extends the full 1500 block of Bagley, on the south side of the street.

With the current proposal, the applicant is seeking this body's approval to erect a new, wood-frame two-story, detached, single-family home. The building shall house 1800 square feet of space to include an interior garage. Note that this house is distinctly contemporary/vernacular in style and shall sit back 30'-0" from the right-of way. Please see the submitted set of drawings to note that the building shall be erected according to the following details:

- The footprint shall measure 29'x33' and the height is 26'-10"
- Exterior walls shall be clad with a vertical metal siding (color has not been specified)
- The primary elevation (south) includes an inset porch (clad with lapped wood siding) at the first story and a bank/ribbon of 6 wood, aluminum clad windows (combo fixed and casement) at the second story. These windows shall be sheltered by a wood awning.
- The roof is shed, sloping and will be covered with asphalt shingles
- The side/east elevation will not have windows while the west/side elevation will include two windows
- The rear/north elevation includes two 5'-0" tall windows. A one car garage is located at the building's northwest corner. A garage door (material not indicated) at the north elevation leads to the interior garage.
- A concrete pad and concrete walkways shall be located to the rear north of the building, off the alleyway
- Finally, as noted above, the house sits back nearly 30'-0" from the sidewalk allowing for a large grassy lawn to the south of the building. A comprehensive landscape plan has not been submitted for the lawn.

It is noted that the home's setback *is not* consistent with the existing architecture within the 1500 block of Bagley. Also, vertical metal siding is not commonly found at the exterior walls of residential properties within the district. Please see the following *Elements of Design* for the district which and note that the proposed design is generally not in keeping with the neighborhood's prevailing architectural character. However, please see the **submitted narrative** which outlines the applicant's purpose for locating the home to the rear of the lot and discusses their choice of material and the building design. Also, please see the **attached email** from the

Corktown Historical Society, which indicates that they support the project with reservations re: the proposed metal cladding.

APPLICABLE ELEMENTS OF DESIGN

- (1) *Height.* Most residential buildings in the district range from one story to two and one-half (2 1/2) stories tall, with a four-story apartment building on Porter. Commercial buildings and industrial buildings range in height from one to five (5) stories tall; the Victorian commercial buildings are between two (2) and three (3) stories tall. Institutional buildings range from one to three (3) stories.
- (2) *Proportion of buildings' front facades.* Proportion varies in the district, depending on the age, style, and type of building. One story workers' cottages are slightly wider than tall to the peak of the gable; two-story pre-1880's residential buildings are generally taller than wide. Side-by-side duplexes are either wider than tall or square in proportion; terraces or attached rowhouses, when grouped together, are substantially wider than tall, although the individual units may appear taller than wide. Queen Anne style residences are generally slightly wider than tall or as tall as wide to the eaves to their roofs. The church buildings in the district are taller than wide, and other institutional buildings are generally wider than tall. Victorian commercial buildings are generally taller than wide, while newer commercial buildings in the district may be wider than tall. Multistoried industrial buildings in the district are usually taller than wide while one- or two-storied industrial buildings are wider than tall. The fire station on Bagley at Sixth is wider than tall.
- (3) *Proportion of openings within the facades.* Window openings are usually taller than wide but square openings and transom window openings which are wider than tall also exist. Several windows are sometimes grouped into a combination wider than tall. Window openings are almost always subdivided, the most common window being the double-hung sash, whose sashes are generally further divided by muntins, resulting in two-over-two, four-over-four, or six-over-six lights. There are a great variety of sizes and shapes of window openings in the Queen Anne style buildings, while there is a more regular arrangement in the earlier pre-1880's buildings. Facades have approximately five (5) percent to seventy-five (75) percent of their area glazed; residential buildings generally fall into the thirty-two (32) to thirty-five (35) percent range.
- (4) *Rhythm of solids to voids in front facades.* Pre-1880's buildings in the Italianate and Greek revival styles display a great regularity in the rhythm of solids to voids, with one opening placed directly above the other. The post-1880's Queen Anne style buildings exhibit a greater freedom, with their bay windows and combinations of windows in gables.
- (5) *Rhythm of spacing of buildings on streets.* The original pattern of spacing of buildings on streets was the of houses placed very close together. Most houses were situated on twenty-five-foot lots, the major exceptions being in the Lognon Farm where most lots were thirty-three feet wide and where a house was infrequently placed on an undivided fifty-foot lot. Houses on narrow lots were usually placed on or closer to a side property line, providing more space on one side of the building. Rhythm has been interrupted by vacant lots due to demolition of buildings almost throughout the district.

- (6) *Rhythm of entrance and/or porch projections.* Most houses in the district have projecting front porches, usually on one side of the front facade and sometimes wrapping around to the side, especially on corner lots. Some Victorian houses have a secondary porch at the side.
- (7) *Relationship of materials.* The great majority of buildings in the district are wood frame structure originally clad in clapboard with wooden skirting or brick foundations. Some have more recently been sheathed in aluminum, vinyl or asphalt siding, and original skirting has often been replaced with metal skirting or concrete block foundations. Window sash and functional and decorative trim are in wood, and wood is frequently the only material below the eaves of a building, except for the window glass. There are some brick residential buildings in the district, the majority of these being duplexes and multi-unit dwellings. The small commercial buildings the industrial buildings, the fire station, and most of the institutional buildings in the district are brick. Roofing material is primarily asphalt shingles, although a few wood shingle roofs and one slate roof exist in the district.
- (8) *Relationship of textures.* The most common relationship of textures in the district is that of clapboard to the smooth surface of wood trim. Aluminum or vinyl siding of the same width as the original clapboard siding that does not alter the relationship of the siding to the functional trim and architectural detail of the building can sometimes contribute to textural relationships. Porches are usually in wood, although some have brick piers. Steps are either in wood which was the original material, or concrete. Where wooden shingles, carvings, or other decorative wooden detail exists, it adds significantly to the textural interest of the building. Asphalt shingles or rolled asphalt roofs generally have little textural interest while wood shingle has considerable interest. Detailed brickwork on brick buildings contributes to textural interest when it exists.
- (9) *Relationship of colors.* Paint colors in the district generally relate to style. Earlier buildings usually display muted colors, such as earth tones and shades of yellow, while Italianate and Queen Anne style buildings sometimes display richer and darker colors, such as browns, golds, grays, and blues. Common trim colors are in shades of cream, yellow, gray, brown, green, and white, and window sashes are frequently painted white, deep red, brown and gray. Asphalt siding is either red or brown brick color. Wood shingle roofs are a weathered cedar tone, while most asphalt shingled roofs are either in light colors, such as sand, light gray, light brown, or light green, or darker colors, such as dark gray, black, or dark green.
- (10) *Relationship of architectural details.* These generally relate to style, and the styles in Corktown run from early Victorian to late Victorian and Colonial Revival. The earliest houses in the Greek Revival and vernacular styles contain a minimal amount of architectural detail. Functional detail includes the wooden cornerboards, wide cornices with brackets supporting the eaves, and window frames and sills. More ornate details of the Italianate or Queen Anne styles include paired brackets, window and porch hoods, wooden carvings sunburst patterns, fishscale shingles, and vergeboards in gables, and

spindlework or balustraded porches. Some buildings, especially those on Church Street, have leaded glass windows. The late Victorian commercial buildings sometimes have decorative cornice work, corbeltables, and pediments or parapet walls. In general, Corktown is rich in its diversity and quality of architectural styles and detail.

- (11) *Relationship of roof shapes.* Pitched roofs with frontal gables predominate in the district although pitched roofs with side-facing gables, hip roofs, and hip roofs with intersecting gables also exist. More complex roof shapes occur primarily on Church Street. Commercial buildings generally have flat roofs. St. Peter's Episcopal Church has a steeply pitched roof with frontal gables. Rear additions to houses, such as kitchens, frequently have shed roofs.
- (12) *Walls of continuity.* The major wall of continuity is created by the buildings, with their fairly uniform setbacks within blocks. Mature and recently planted trees along the tree lawns create a secondary wall of continuity.
- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a shallow flat front lawn area in grass turf, subdivided by a concrete walk leading to the front entrance and sometimes a concrete walk leading to the side entrance. Short concrete walks from the curblin to the public sidewalk are also frequent in the district. Foundation plantings and evergreens are typical plantings in front yards. Hedges are occasionally planted along the side lot lines in the front yards and sometimes along the front lot line; this treatment usually on corner lots when it exists. Chainlink fences predominate as rear yard enclosures; few continue into the front yards. Wood posts and rails with wire mesh is also a common fence type found in the district, and a few of these enclose the front yard as well as the rear. Many rear garages with alley entrances exist; concrete side driveways, where they exist, interrupt the succession of front yards and are not the original treatment of the property. Curbs are cut red-brown stone in the majority of the district, with the primary exceptions of Porter, Labrosse, Leverette, and Michigan Avenue. Alleys in the district are paved in concrete. Vacant lots are either paved over or gravelled as parking lots or are unkept. Light fixtures are elevated on wooden telephone poles in most parts of the district.
- (14) *Relationship of open space to structures.* Open space occurs in the form of vacant land, a playground, and parking lots, and frequently occurs on corner lots. Open space in the form of front yards to buildings is generally very shallow. Some buildings are situated on the front lot line or very close to it; this usually occurs on north-south streets east of Rosa Parks Boulevard, and on Porter Street.
- (15) *Scale of facades and facade elements.* The majority of buildings in the district are small in scale, with the exceptions being multistory industrial buildings and apartment buildings, which are medium to large in scale and therefore not in keeping with the original scale of the neighborhood. Facade elements, such as bays, steep roofs, gables and/or verandas, are moderate in scale. Details within these elements are generally small in scale.
- (16) *Directional expression of front elevation.* One story residences are usually slightly wider

than tall but their directional expression is vertical due to the gable of the steeply pitched roof. Two-story Italianate and Greek Revival single-family residences are vertical in directional expression, while duplexes in those styles are usually neutral. Two-story Queen Anne buildings are either neutral in directional expression or have vertically expressed front facades, depending on the projection of gables and/or roof slopes. Terraces are horizontal in directional expression, churches are emphatically vertical, and industrial buildings are either vertically or horizontally expressed, depending on the number of stories. Individual Victorian commercial buildings are usually vertical but may form a commercial row that is horizontal.

- (17) *Rhythm of building setbacks.* Setbacks vary from area to area within the district, although they are usually consistent within blocks. In general, buildings have very shallow front yards, although buildings may relate to the building lines differently due to porch projections and bays where they exist. Buildings on the north-south streets and corners are very close to front lot lines. Some industrial and commercial buildings are situated directly on the front lot line.
- (18) *Relationship of lot coverage* Lot coverage ranges from zero percent to one hundred (100) percent, the average residential coverage being approximately forty (40) percent. Industrial buildings are in the upper range, as are some corner stores and some houses on north-south cross streets.
- (19) *Degree of complexity within the facade-* Early buildings are simple and straightforward; Queen Anne style buildings are more complex in massing and detail but are not overly complex.
- (20) *Orientation, vistas, overviews.* In general, buildings are oriented towards the east-west streets, with Trumbull Avenue and Sixth being exceptions. Garages are oriented towards the alleys. Commercial buildings tend to occupy corner lots and Michigan Avenue. There are vistas of downtown Detroit and Tiger Stadium from the Corktown District. The general overview is that of a small scaled mixed use neighborhood with major thoroughfares and major landmarks, such as Tiger Stadium and Most Holy Trinity R.C. Church surrounding it.
- (21) *Symmetric or asymmetric appearance.* Most buildings in the district are asymmetrical in appearance, but result in balanced compositions.
- (22) *General environmental character.* The Corktown Historic District, with its narrow lots, shallow front yards, and small-scaled buildings, -has a low-density, urban, mixed use character of a pre-automobile city. Its original cohesiveness has been eroded by housing demolition over the years. Anchored by Tiger Stadium on the north, light industrial buildings on the west, Most Holy Trinity Church and the John C. Lodge Expressway on the east, and the West Side Industrial Park on the south, the neighborhood is set apart from its surrounding environment, resulting in a definable community in the shadows of Downtown Detroit. (Ord. No. 605-H, § 1(28A-1-49), 12-12-84)

RECOMMENDATION

The proposed new work will not result in the removal of historic elements and is in scale with the existing historic buildings within the neighborhood. However staff does feel that the proposed metal siding and location of the house on the lot is not in keeping with the surrounding environs. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the erection of a house at 1566 Bagely because it meets the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings” Standard Number 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural*

However, staff recommends that the above referenced COA be issued with the following conditions:

- The home be pushed forward/south on the lot so that its setback is consistent with the two homes at the adjacent lots (the lots to the direct east). Staff shall be afforded the opportunity to review and approve the revised site/landscape plan before the COA is issued and the permit is pulled for the work. If staff feels that the site plan does not conform to the district’s Elements of Design, staff shall forward the work item to the Commission for a review at a meeting.
- The house shall be clad with a wood siding or masonry so that the building’s appearance is more compatible to the existing historic architecture within the neighborhood. Staff shall be afforded the opportunity to review and approve the siding material and finish color before the COA is issued and the permit is pulled for the work. If staff feels that the selected material does not conform to the district’s Elements of Design, staff shall forward the work item to the Commission for a review at a meeting.

1566
Bagely





1



LOBITANA SWEET HOUSE

1566 BAGLEY AVENUE
DETROIT, MI 48220



VIEW FROM SOUTHEAST

BAGLEY

PROPOSED NEW RESIDENCE



VIEW FROM SOUTHWEST

10TH STREET

BAGLEY

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Dates & Revisions
04.27.2016

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FXA

Checked By:
FXA

IMAGES

Sheet



May 18, 2016

Ms. Jennifer Ross

Architectural Historian

Detroit Historic District Commission Planning & Development Division

It is the desire of the Owner to build a modern home that expresses the vitality of Corktown's resurgence but also connects in scale and abstractly in materiality with the neighborhood. As a prelude I will cite the secretary of interior guidelines that encourages new architecture to be sympathetic with the surrounding but also to be of its time and not a replication of the past. This is what we have worked to accomplish.

Setback and Location on the Site:

The location of the house 30 feet from the back property line and the alley, fits within the allowable setback but does not line up with the two house fronts on Bagley.

There are three reasons for this:

1. The owner wished to create a garden to the south of their house so that the garden would have exposure to daily sunlight. The garden as proposed is south of the house.
2. The house is similar to a carriage house with garage below and living above. The placement close to the alley reduces the need for a long drive.
3. The Owner would like the option of building an addition to the front of the property at a later date if their family situation and income warrant.

We understand that these desires do not justify the placement. There are contextual reasons why this placement is compatible with the surroundings.

1. Bagley is a very mixed street with typical residential, industrial, apartment blocks and a suburban apartment complex with a variety of setbacks. It does not have a consistent context.
2. Within two blocks of this property there are three examples of buildings significantly set back from the street front. See the attached image. The clouded areas indicate buildings that are significantly set back from the street.
3. This property is an anomaly being a corner lot. The house in fact enters off of 10th street and, the placement set back, activates that street.
4. With the house setback we minimize the driveway as the parking is in a garage under the living portion of the house.

Scale, Height and Style:

The site is actually a transition from the two small houses to the east too the large masonry apartment flats with flat roofs to the West. There is not a consistent architectural style or roof type on this street. One neighboring building is long and large, brick with a flat roof, the other clapboard with a pitched roof. There is an industrial building several lots to the east and an apartment complex across the street.

The proposed architecture is about 1800 square feet in total on two floors. The height of the proposed house to the midpoint of the sloped roof is 23'-6". The existing houses to the east have a similar height within a 2 feet and they are between 1600 and 200 square feet.



Additionally the proposed house to the highest point is just lower than the apartment flat building to the West. All of this points to our desire to be sensitive to the scale of the neighboring buildings.

Materials:

The metal siding was chosen for its durability, modern character but also it's abstract connection to historical board and batten siding. Admittedly there are few examples of vertical board and batten in Corktown and so there is not a direct connection to the context. There is a textural connection that is it is a linear siding that has a board like quality. The Architect and Owner believe this allows the house to relate to but not copy the siding of the older homes. But would to switch to a horizontal metal siding closer to clapboard if the committee so desires.

Architectural Style:

The length of Bagley, for several blocks in both directions, does not have a consistent architectural style as previously mentioned. There are 19th century clapboard houses, early twentieth century brick apartment blocks, a few masonry industrial buildings, a late twentieth century apartment complex and, recently approved, 5 very sleek and modern townhouses. The proposed house as described in many ways relates to the older single family historic context, than the industrial, brick apartment and the new modern townhouses already on this block.

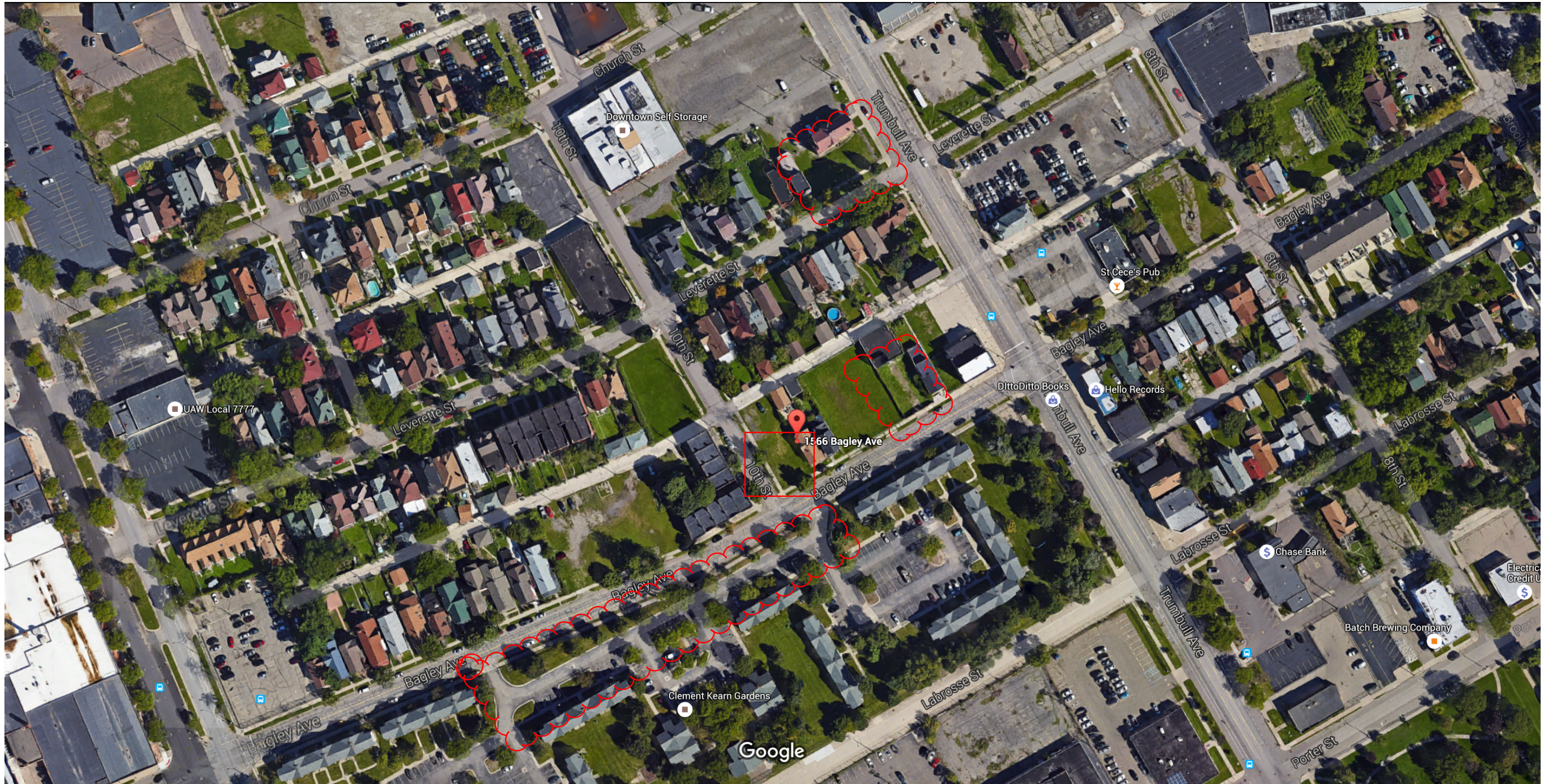
We again refer to the Secretary of the Interior Guidelines. These Guidelines ask for sympathetic modern architecture that is modern yet sympathetic and we are convinced, for all of the reasons mentioned, that we have created such a design.

Thank you very much for the opportunity to offer this explanation and we hope the committee will approve the project as designed.

Best Regards,

A handwritten signature in black ink, appearing to read 'Frank X. Arvan'.

Frank X. Arvan, AIA
FX Architecture LLC





1566 Bagley Ave
Detroit, MI 48216



Google Maps

LOBITANA SWEET HOUSE

1566 BAGLEY AVENUE
DETROIT, MI 48220



VIEW FROM BAGLEY (IMAGE FOR REFERENCE ONLY)

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Dates & Revisions
PERMIT SET 04.12.2016

Drawn By:
FXA

Checked By:
FXA

COVER

Sheet

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GENERAL CONSTRUCTION NOTES

- Contractors and Subcontractors hired by the Owner are responsible for adequate site safety in accordance with OSHA standards and all applicable local and state regulations. The Architect is not responsible for damages or injury resulting from any actions by the Owner, Contractors or Subcontractors.
- All Contractors, Subcontractors must perform their work in accordance with all governing codes, regulations, ordinances and law that have jurisdiction over such work.
- It is the responsibility of the Contractor and Subcontractors to obtain permits for their work. The Contractor must coordinate all inspections with local or state governing bodies. The Architect and Owner shall be notified by the Contractor one week in advance when inspections will take place. The Contractor shall provide copies of all permits and inspection reports to the Owner for his files.
- Drawings are not to be scaled for dimensions. Refer to shop drawings first, then large scale details next and plans last for written dimension. If there is a conflict between dimensions the Contractor shall notify the Architect prior to construction for direction.
- Dimension for wood framing are to the finished wall. Dimensions for the masonry walls are to the finish opening. Coordinate all dimensions with Owner.
- These construction documents are diagrammatic and show layout, structural elements and general design intent. The contractor must coordinate all items in the field as they are being assembled to achieve the design intent. If actual conditions do not permit construction as drawn notify the architect and owner immediately. The Owner will coordinate all construction details. The Architect has not been hired to design or coordinate systems, details, flashings or any other element of the construction.

GENERAL PLUMBING NOTES

- The Owner shall supply all material specifications to meet code.
- Coordinate plumbing work with other trades as required.
- All work must be completed to the latest applicable codes.
- These plumbing locations are diagrammatic only. They provide a suggested layout. It is the plumbing contractor's responsibility to design, size piping and provide and install all materials for a complete system to meet the performance requirements set forth in these construction documents.
- Prior to installation do a preliminary layout of all fixtures and piping for Owner review and approval.

GENERAL MECHANICAL NOTES

- The Owner will provide all material specifications.
- Coordinate mechanical work with other trades as required.
- All work must be completed to the latest applicable codes.
- It is the mechanical contractor's responsibility to design, size ductwork and provide and install all materials for a complete system to meet the performance requirements set forth in these construction documents.
- Prior to installation do a preliminary layout of all ducts and grilles for Owner review and approval.

GENERAL ELECTRICAL NOTES

- Refer to specifications for additional information.
- Coordinate electrical work with other trades as required. Provide required permits.
- All work must be completed to the 2015 Michigan Residential Code.
- These electrical layout drawings are diagrammatic only. They provide a suggested layout. It is the electrical contractor's responsibility to design, size wiring and provide and install all materials for a complete system to meet the performance requirements set forth in these construction documents.
- Prior to installation do a preliminary layout of all receptacles and light fixtures for Owner review and approval.
- All electrical fixtures to be selected and provided by the Owner.
- All electrical wiring shall be performed by a licensed electrical contractor.

NOTE: ALL WORK TO COMPLY WITH THE 2015 MICHIGAN RESIDENTIAL CODE.

CONTRACTOR SHALL USE ADVANCED FRAMING TECHNIQUES AND STACKED FRAMING
PROVIDE BLOWER DOOR TEST PER CURRENT ENERGY CODE

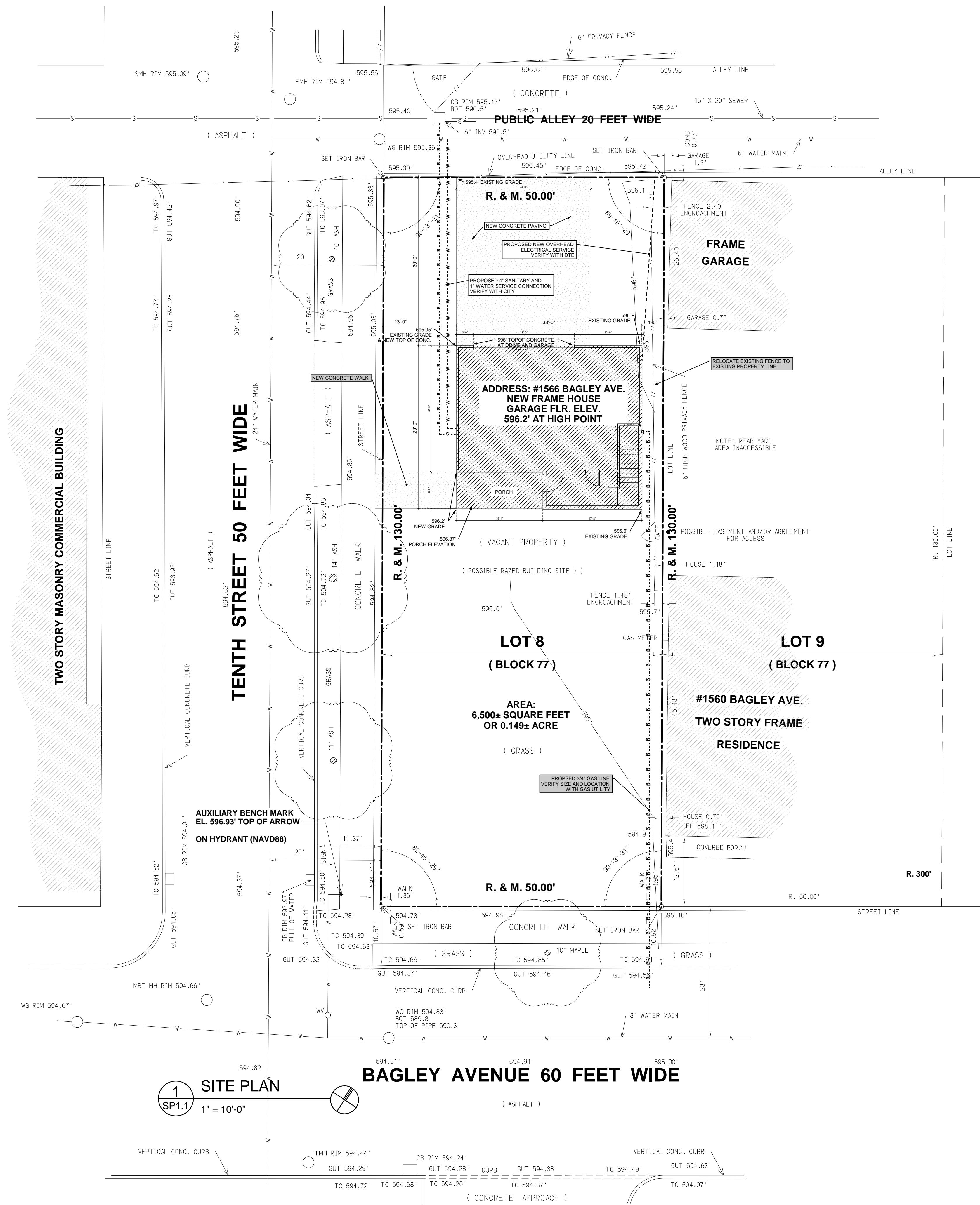
ZONING

SITE ZONED B4
PROPOSED USE SINGLE FAMILY RESIDENTIAL
BUILDING FOOTPRINT 928 SQUARE FEET
SITE AREA 6,500 SQUARE FEET
LOT COVERAGE 14.27%

DRAWING INDEX

COVER	IMAGE AND NOTES
SP1.1	SITE PLAN
A1.1	FLOOR PLANS
A1.2	REFLECTED CEILING AND ELECTRICAL
A2.1	BUILDING ELEVATIONS
A3.1	BUILDING SECTIONS
A4.1	DETAILS

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ARCHITECTURAL SURVEY
 1/4pt102711; OF LOT 8, BLOCK 77 OF "WOODBIDGE FARM AS DIVIDED BY THE COMMISSIONERS IN PARTITION IN 1864", LIBER 1 OF PLATS, ON PAGE 146, WAYNE COUNTY RECORDS, CITY OF DETROIT, MICHIGAN, 2015

WAYNE COUNTY,
 SURVEY NO. 20013
 FOR: MR. DOUGLAS G. SWEET

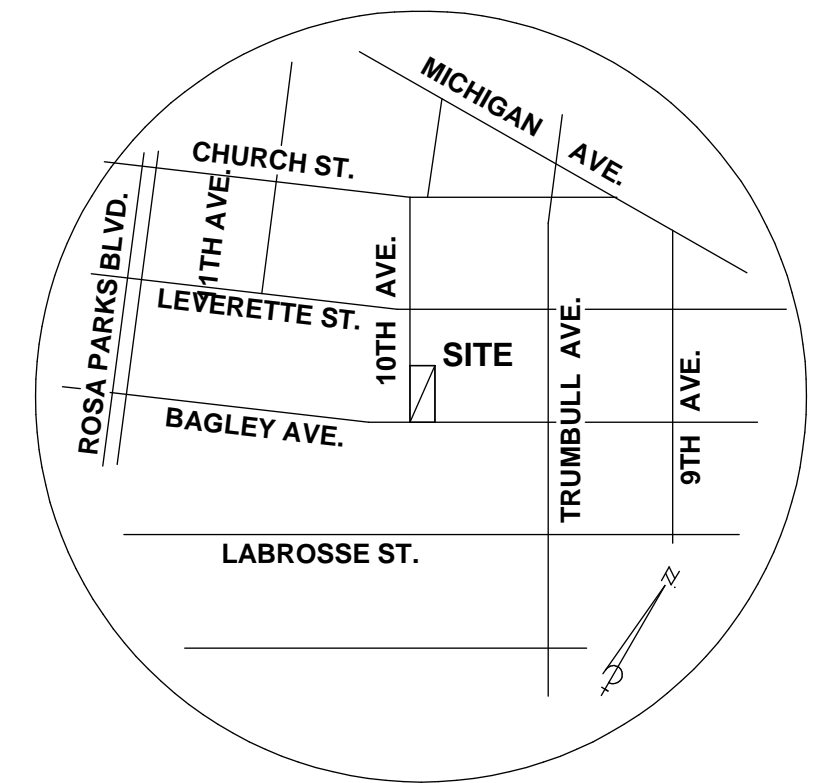
LOBITANA SWEET HOUSE
 1566 BAGLEY AVENUE
 DETROIT, MI 48220

- PROPERTY DESCRIPTION -
 1/4pt33675.7; (LOT 8, BLOCK 77 OF "WOODBIDGE FARM AS DIVIDED BY THE COMMISSIONERS IN PARTITION IN 1864", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 1 OF PLATS, ON PAGE 146, WAYNE COUNTY RECORDS.

- ARCHITECTURAL SURVEY NOTES -
 THE LOCATION OF ALL UTILITY MANHOLES SHOWN HEREON ARE FROM FIELD MEASUREMENTS. THE PIPE DIAMETERS, AND IN SOME CASES THE DIRECTION OF LINES RUNNING FROM MANHOLES, HAVE BEEN TAKEN FROM MUNICIPAL AND PUBLIC UTILITY COMPANY RECORDS, WHEN NO SURFACE CHECK WAS POSSIBLE. WE HAVE SHOWN UNDERGROUND UTILITY LINES RUNNING DIRECTLY FROM SURFACE MANHOLE TO SURFACE MANHOLE, IN MOST CASES. THIS MAY NOT BE THE ACTUAL ROUTE OF THESE LINES. WE ASSUME NO RESPONSIBILITY AS TO THE SIZE OR LOCATION OF UNDERGROUND UTILITIES.
 ELEVATIONS SHOWN HEREON ARE ESTABLISH BY GLOBAL POSITIONING SYSTEM OBSERVATIONS ON NAVD88 DATUM.
 THE PROPERTY SHOWN HEREON LIES OUTSIDE OF FLOOD HAZARD ZONE 'X' (AREA DETERMINED TO LIE OUTSIDE THE ANNUAL 0.2% CHANCE FLOOD PLAIN) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COMMUNITY PANEL NO. 26163C0280E, EFFECTIVE DATED FEBRUARY 2, 2012.
 DUE TO THE UNAVAILABILITY OF RECORDS, UNDERGROUND ELECTRIC, TELEPHONE, GAS AND PUBLIC LIGHTING LINES, IF ANY, HAVE NOT BEEN SHOWN.
 A TITLE REPORT HAS NOT BEEN PROVIDED. THERE MAYBE EASEMENTS OR OTHER RECORDED ENCUMBRANCES SHOWN IN A TITLE COMMITMENT THAT HAVE NOT BEEN SHOWN.

- ARCHITECTURAL SURVEY LEGEND -

- G GAS MAIN
- W WATER MAIN
- SAN SANITARY SEWER
- ST STORM SEWER
- S COMBINED SEWER
- PLD UG PUBLIC LIGHTING DEPARTMENT
- T UG TELEPHONE COMPANY LINE
- E UG ELECTRIC COMPANY LINE
- OVERHEAD UTILITY LINE
- MH MANHOLE
- SMH SEWER MANHOLE
- TMH TELEPHONE MANHOLE
- EMH ELECTRIC MANHOLE
- WG WATER GATE
- CB CATCH BASIN
- YD YARD DRAIN
- UP UTILITY POLE
- UG UNDERGROUND
- TC TOP OF CURB
- GUT GUTTER
- PM PARKING METER
- CV GAS VALVE
- WV WATER VALVE
- FF FINISH FLOOR
- TW TOP OF WALL
- HYD FIRE HYDRANT
- GP GUARD POST
- SIGN SIGN
- STREET LIGHT
- TREE TREE



- SITE LOCATION MAP -
 SCALE: NONE

1 SITE PLAN
 SP1.1
 1" = 10'-0"

SP1.1

FX
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Dates & Revisions
 PERMIT SET 04.12.2016

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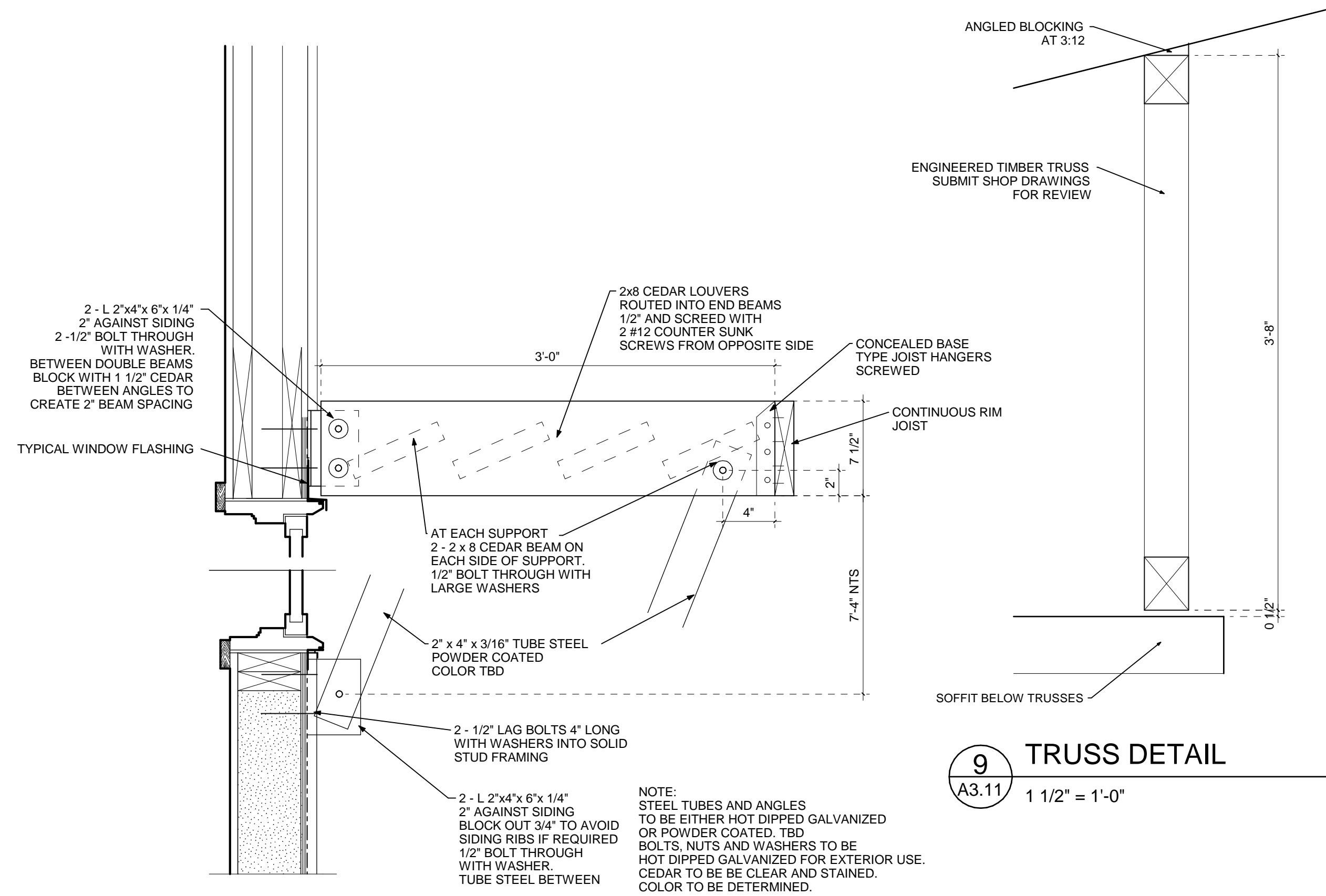
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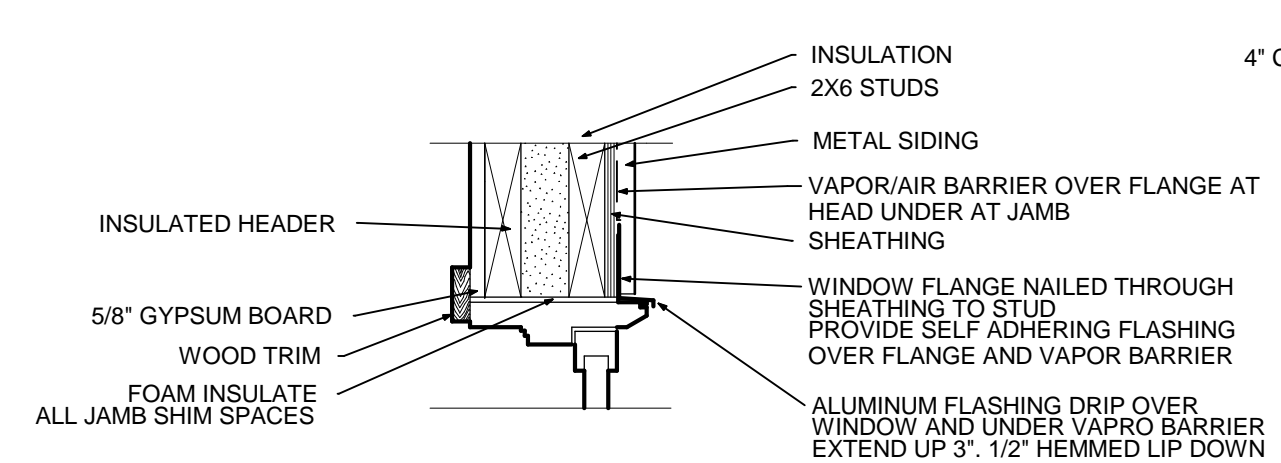
David C. Adams & Son
 Professional Land Surveyors, Inc.
 25517 Five Mile Road
 Detroit, Michigan 48239
 Tel: 313-538-1222
 Fax: 313-538-8438
 www.DCAsurveyors.com

LOBITANA SWEET HOUSE

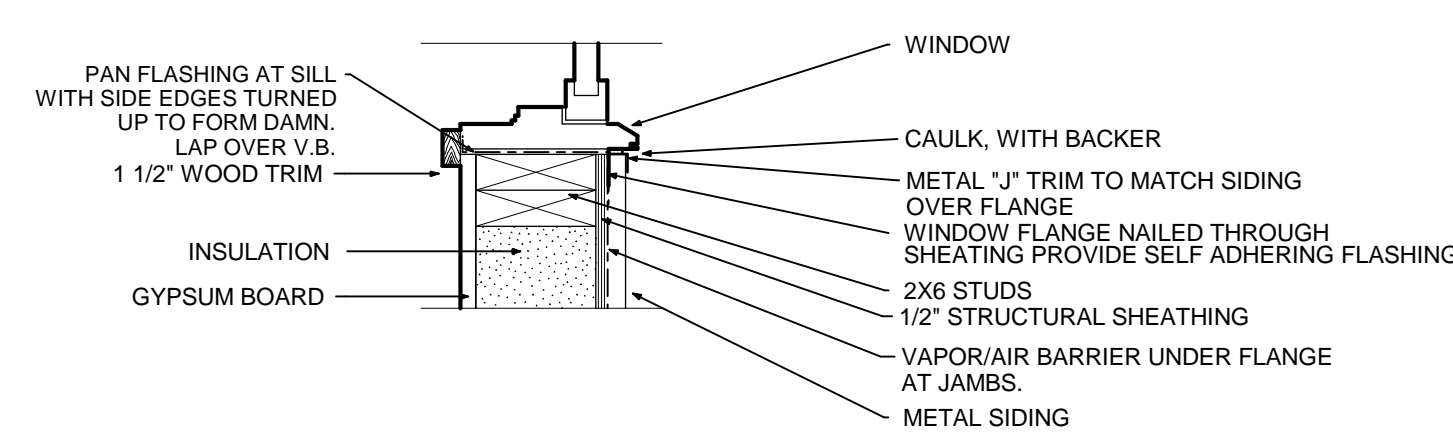
1566 BAGLEY AVENUE
DETROIT, MI 48220



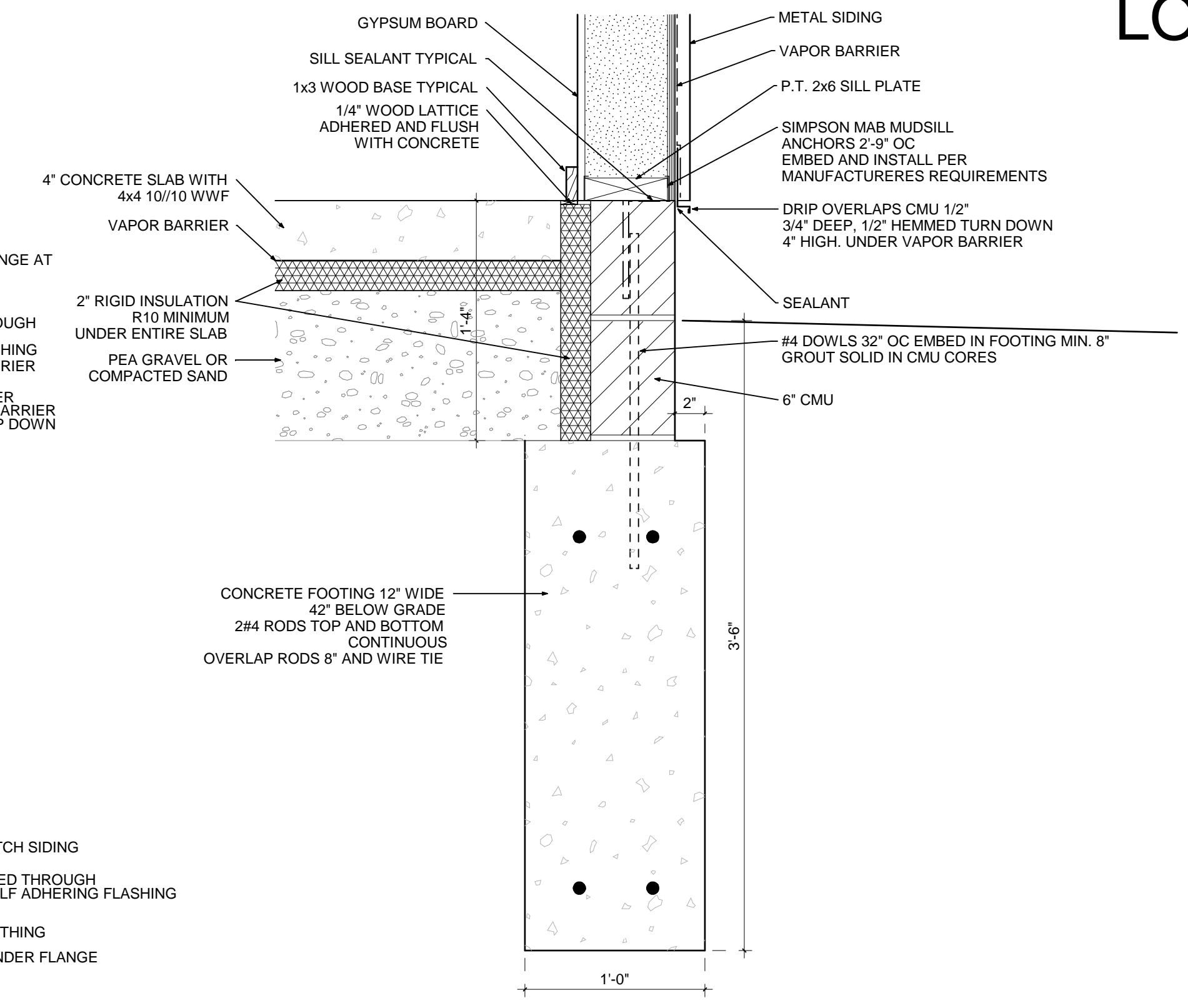
9 TRUSS DETAIL
A3.11 1 1/2" = 1'-0"



6 WINDOW/DOOR HEAD DETAIL
A3.11 1 1/2" = 1'-0"

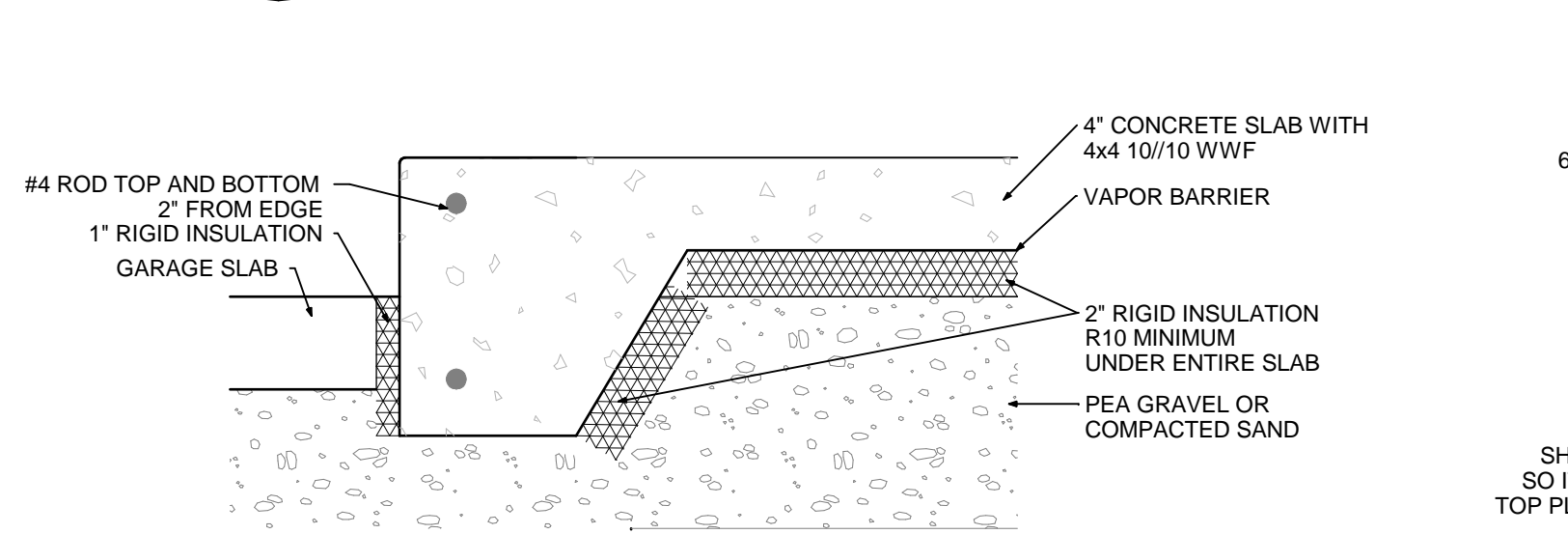


5 WINDOW JAMB AND SILL DETAIL
A3.11 1 1/2" = 1'-0"

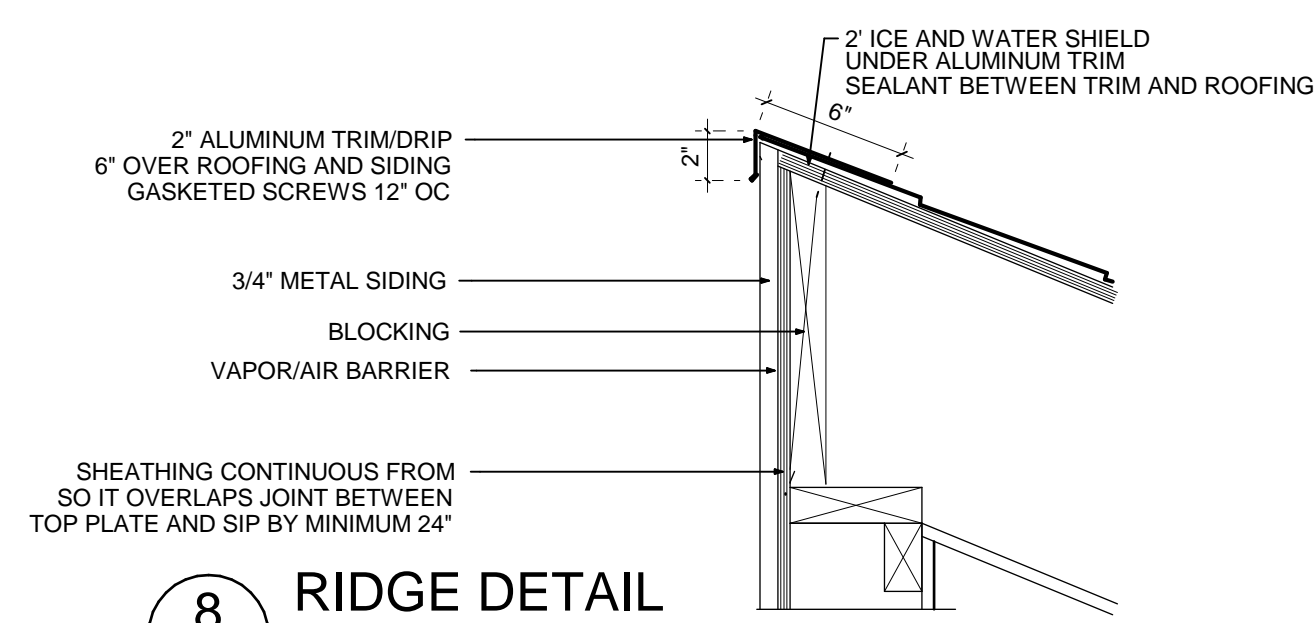


2 FOUNDATION AT INSULATED SLAB
A3.11 1 1/2" = 1'-0"

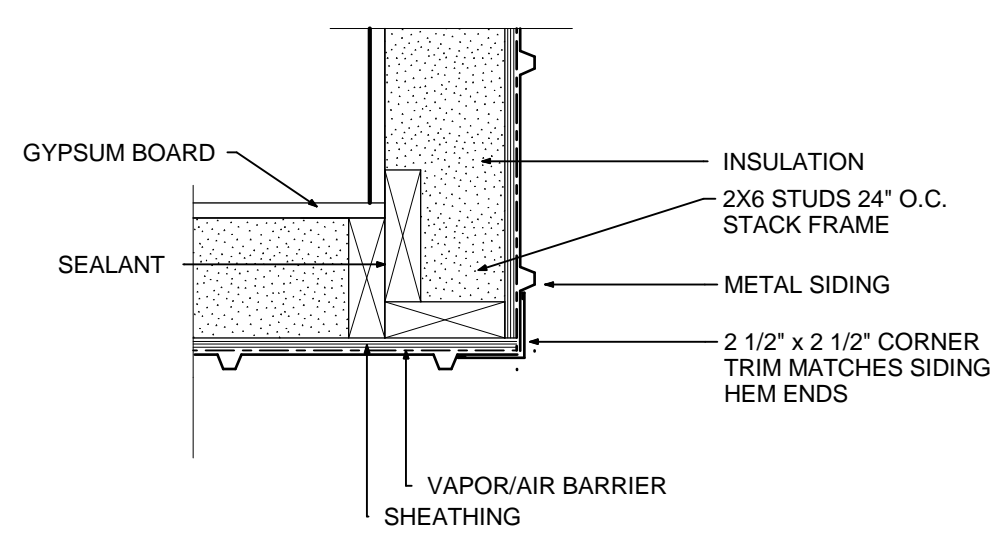
12 SUNSCREEN DETAIL
A3.11 1 1/2" = 1'-0"



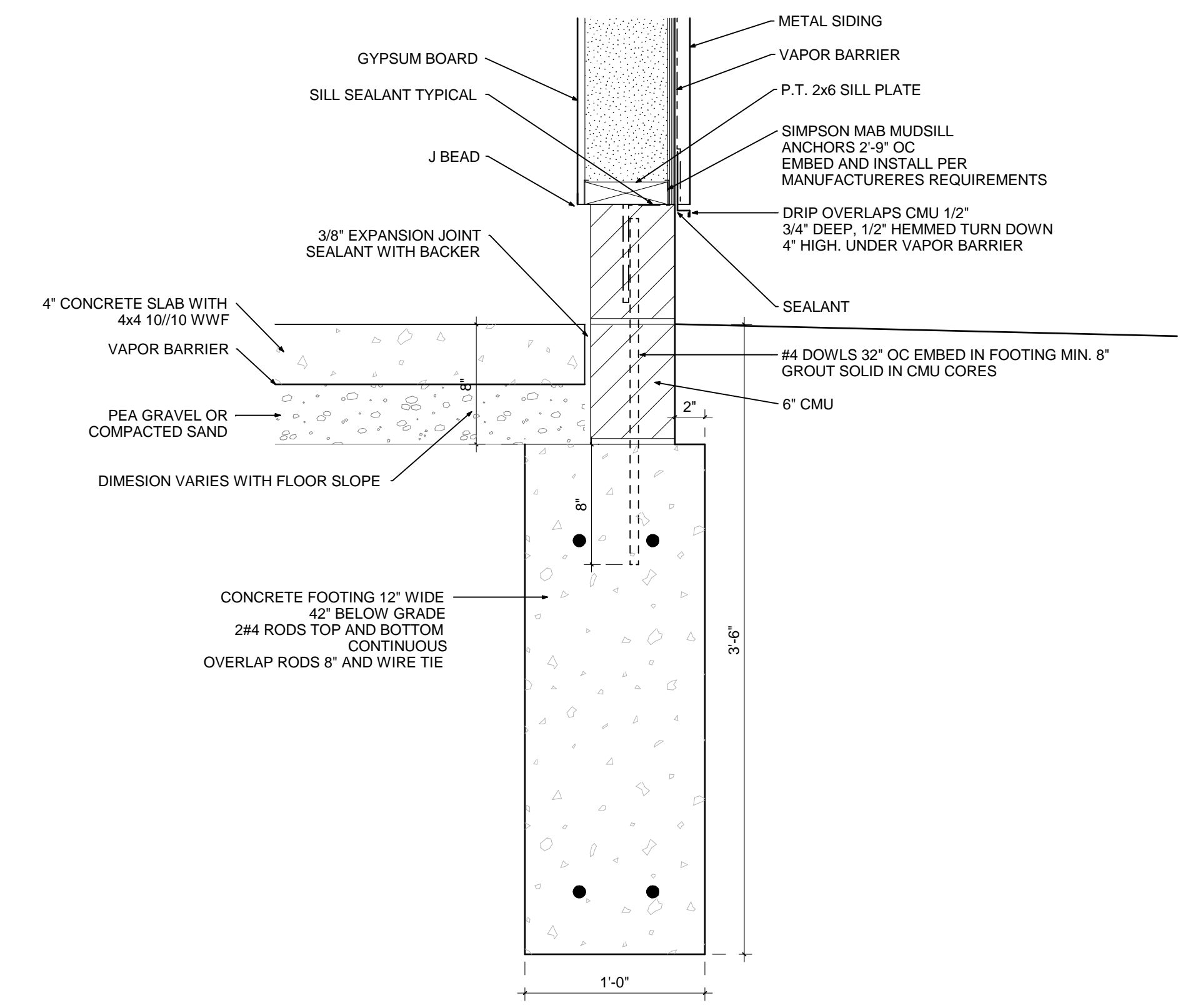
11 SLAB EDGE DETAIL
A3.11 1 1/2" = 1'-0"



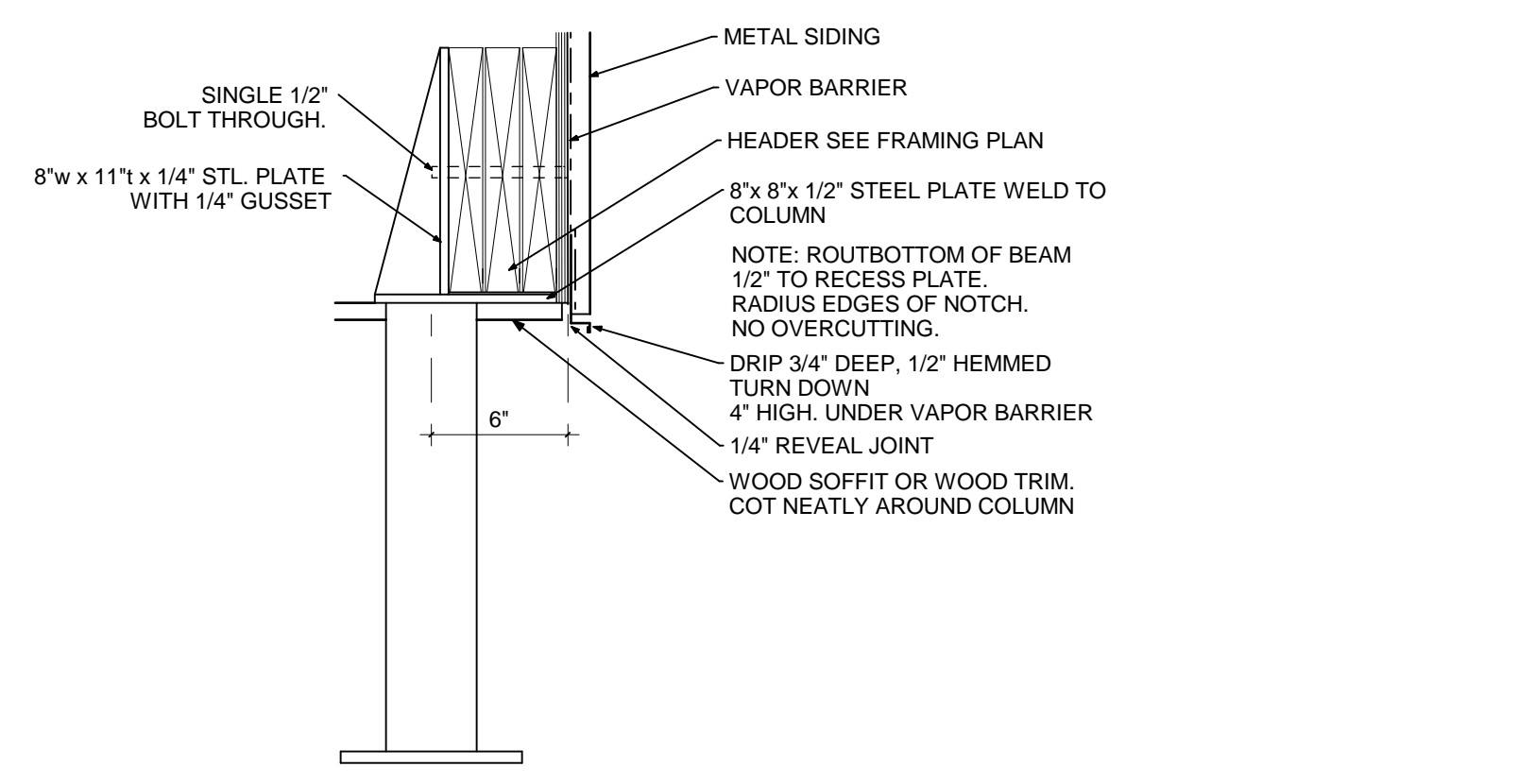
8 RIDGE DETAIL
A3.11 1 1/2" = 1'-0"
NOTE: RAKE DETAIL SIMILAR



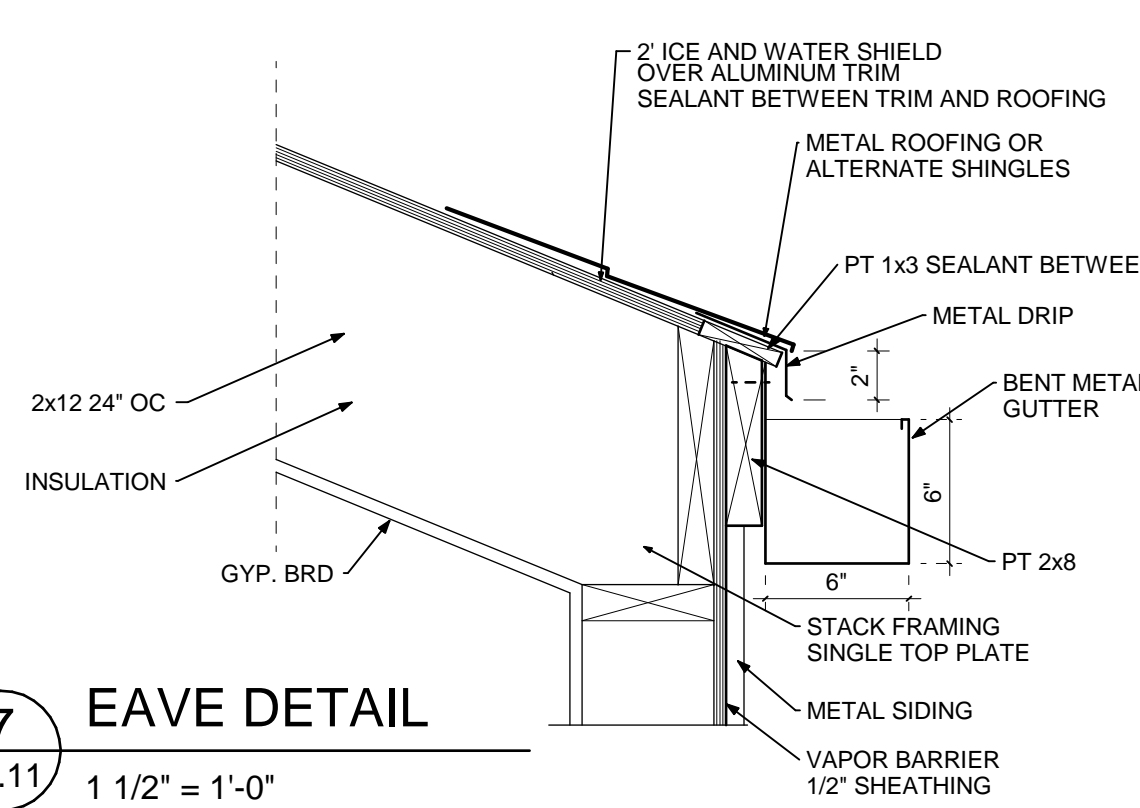
4 CORNER DETAIL
A3.11 1 1/2" = 1'-0"



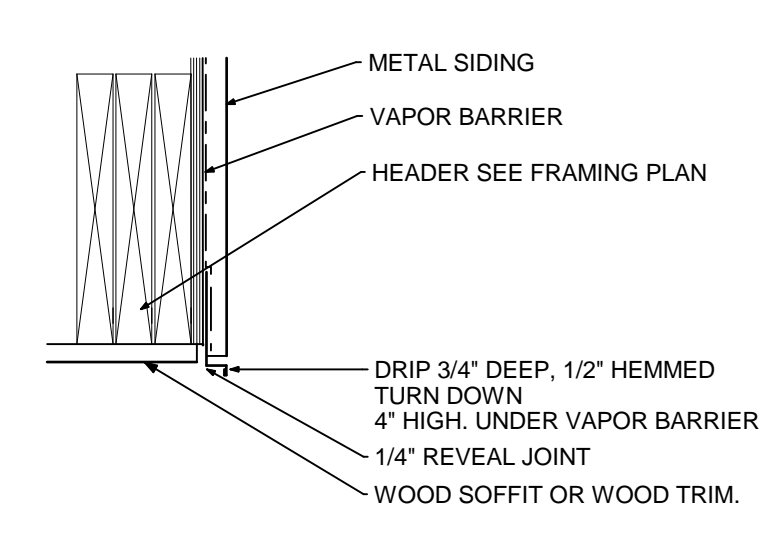
1 FOUNDATION AT GARAGE
A3.11 1 1/2" = 1'-0"



10 COLUMN DETAIL
A3.11 1 1/2" = 1'-0"



7 EAVE DETAIL
A3.11 1 1/2" = 1'-0"



3 TYPICAL SOFFIT DRIP
A3.11 1 1/2" = 1'-0"

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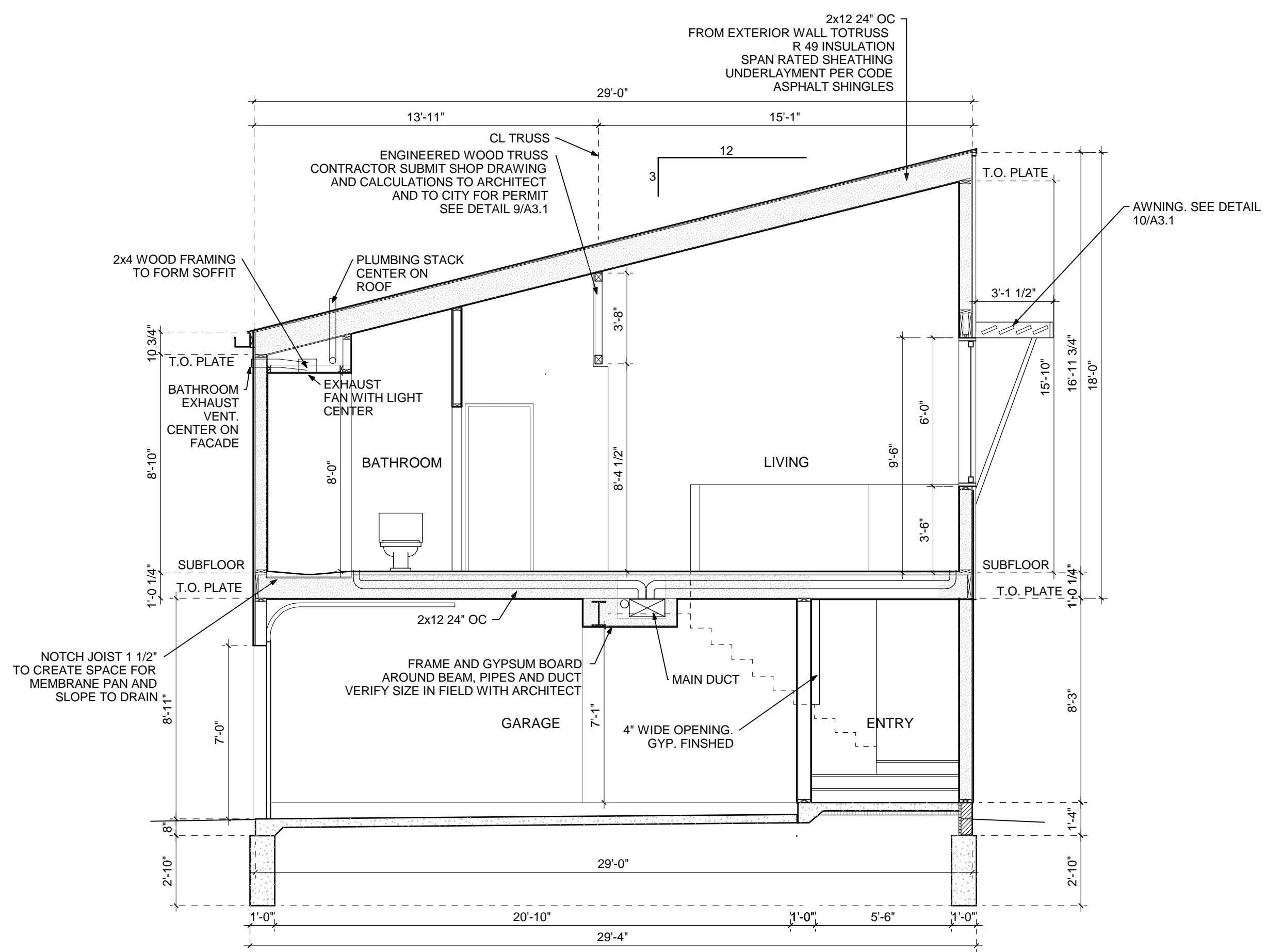
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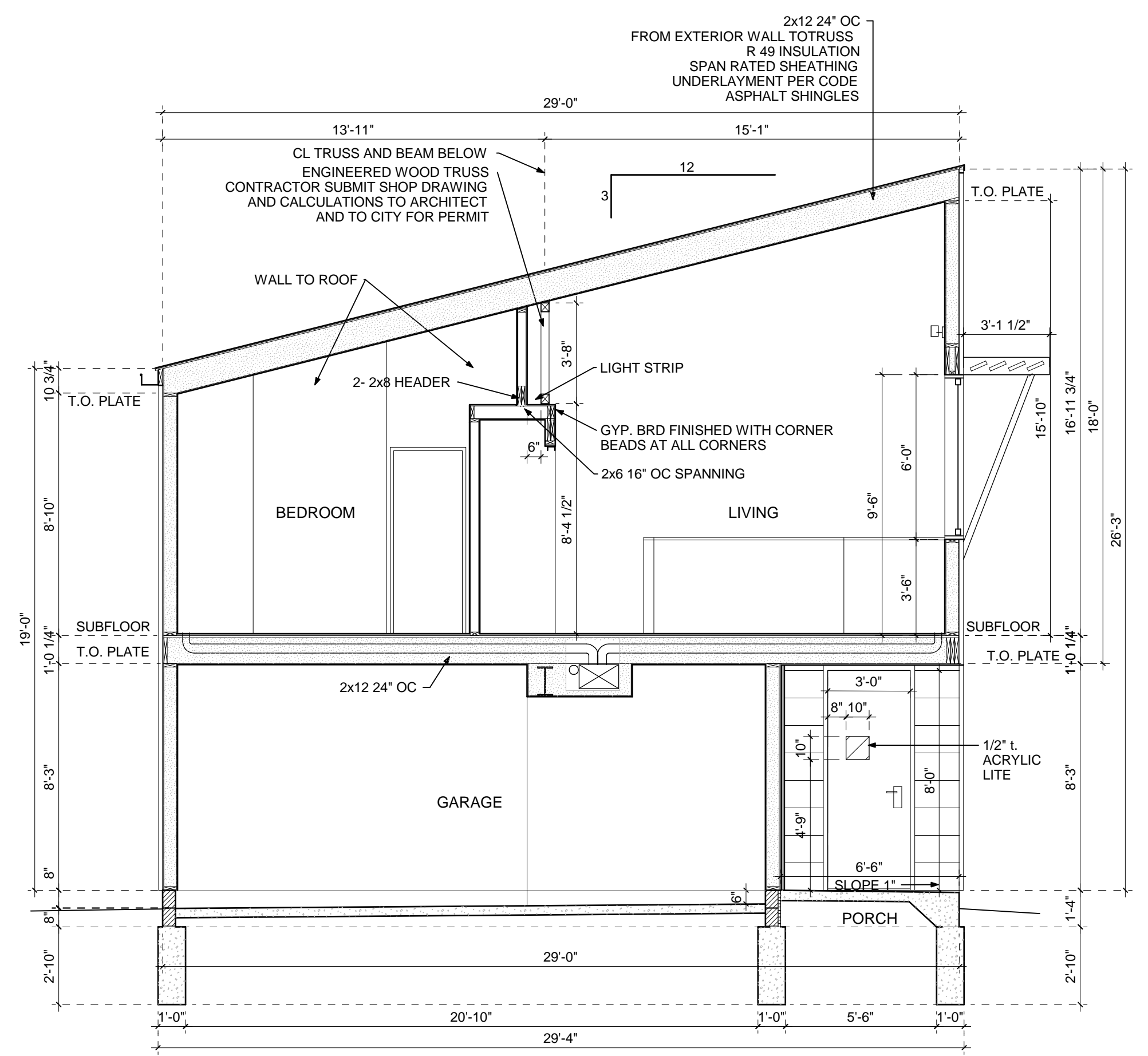
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LOBITANA SWEET HOUSE

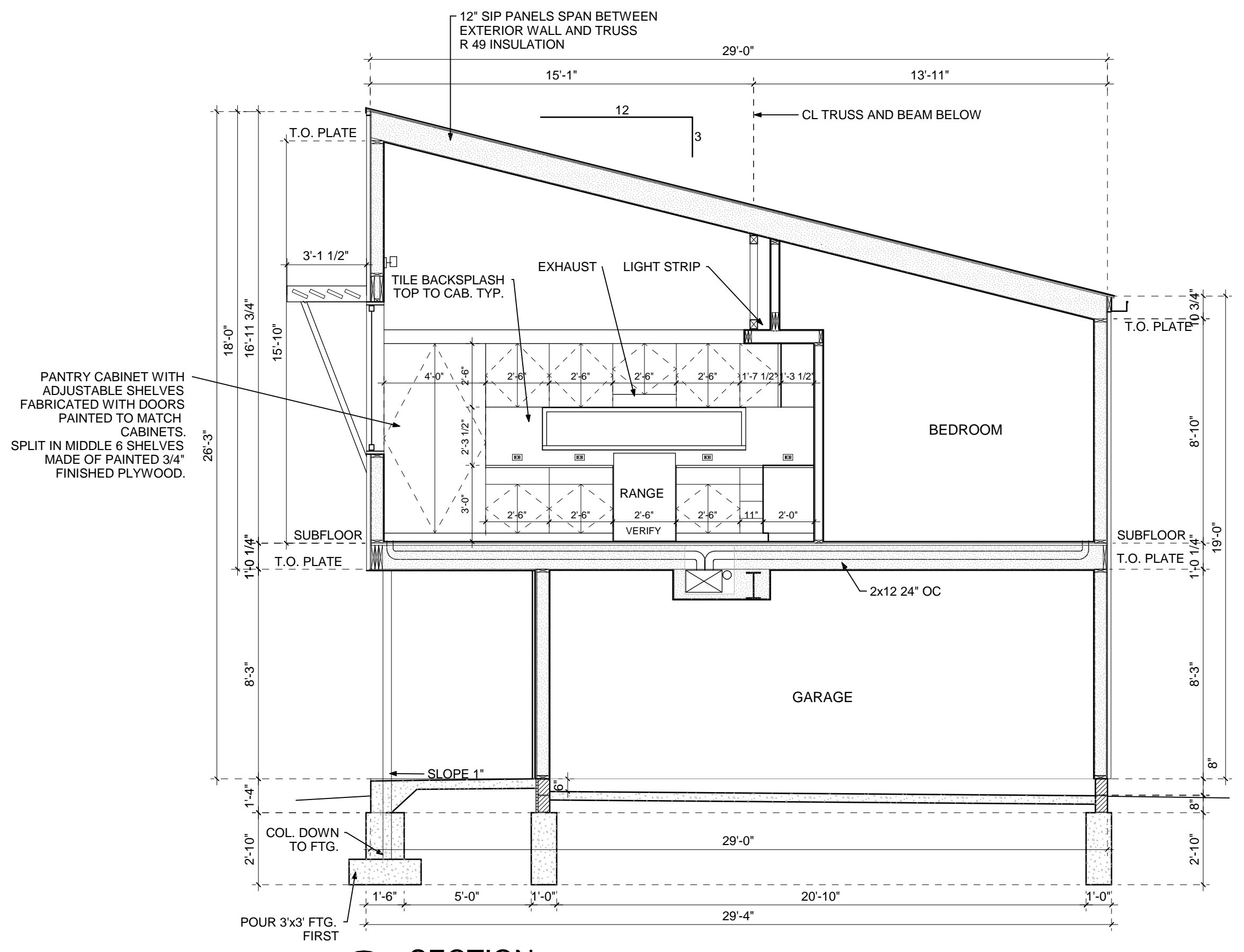
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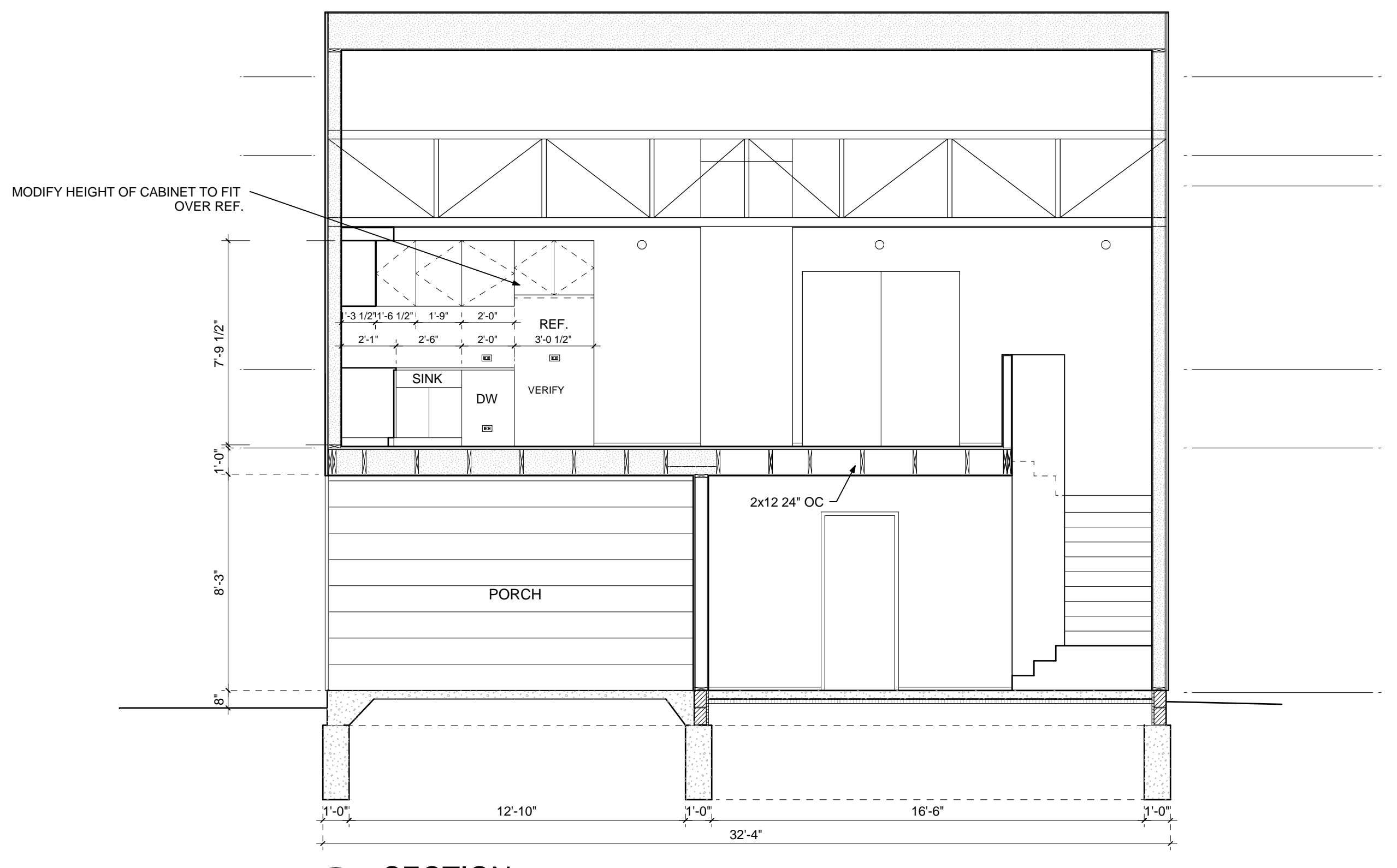
2 SECTION
A3.1 1/4" = 1'-0"



1 SECTION
A3.1 1/4" = 1'-0"



4 SECTION
A3.1 1/4" = 1'-0"



3 SECTION
A3.1 1/4" = 1'-0"

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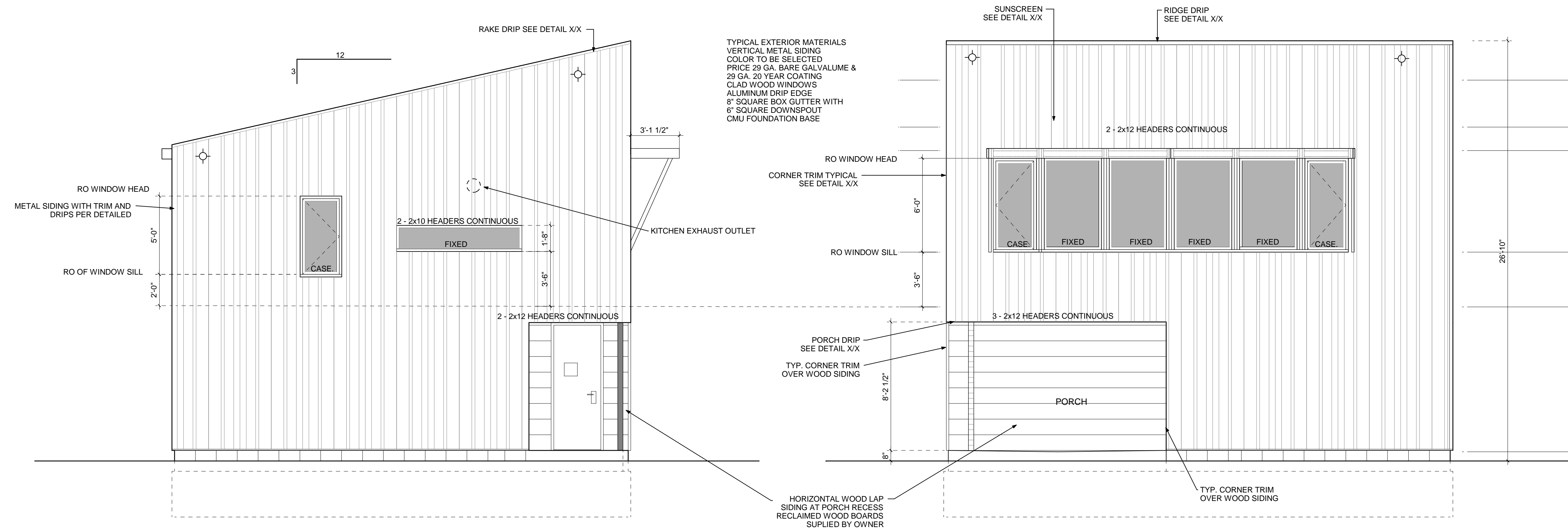
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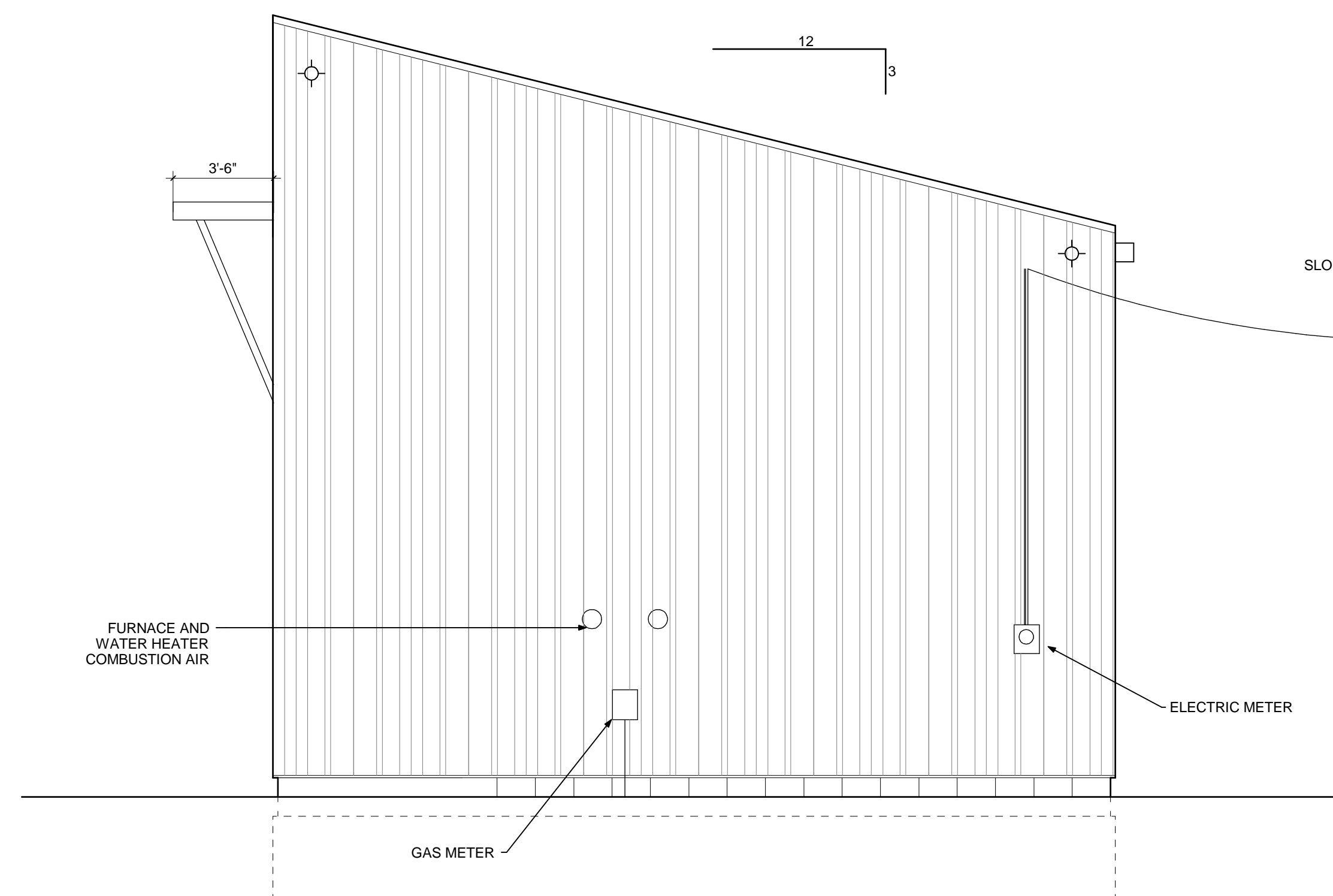
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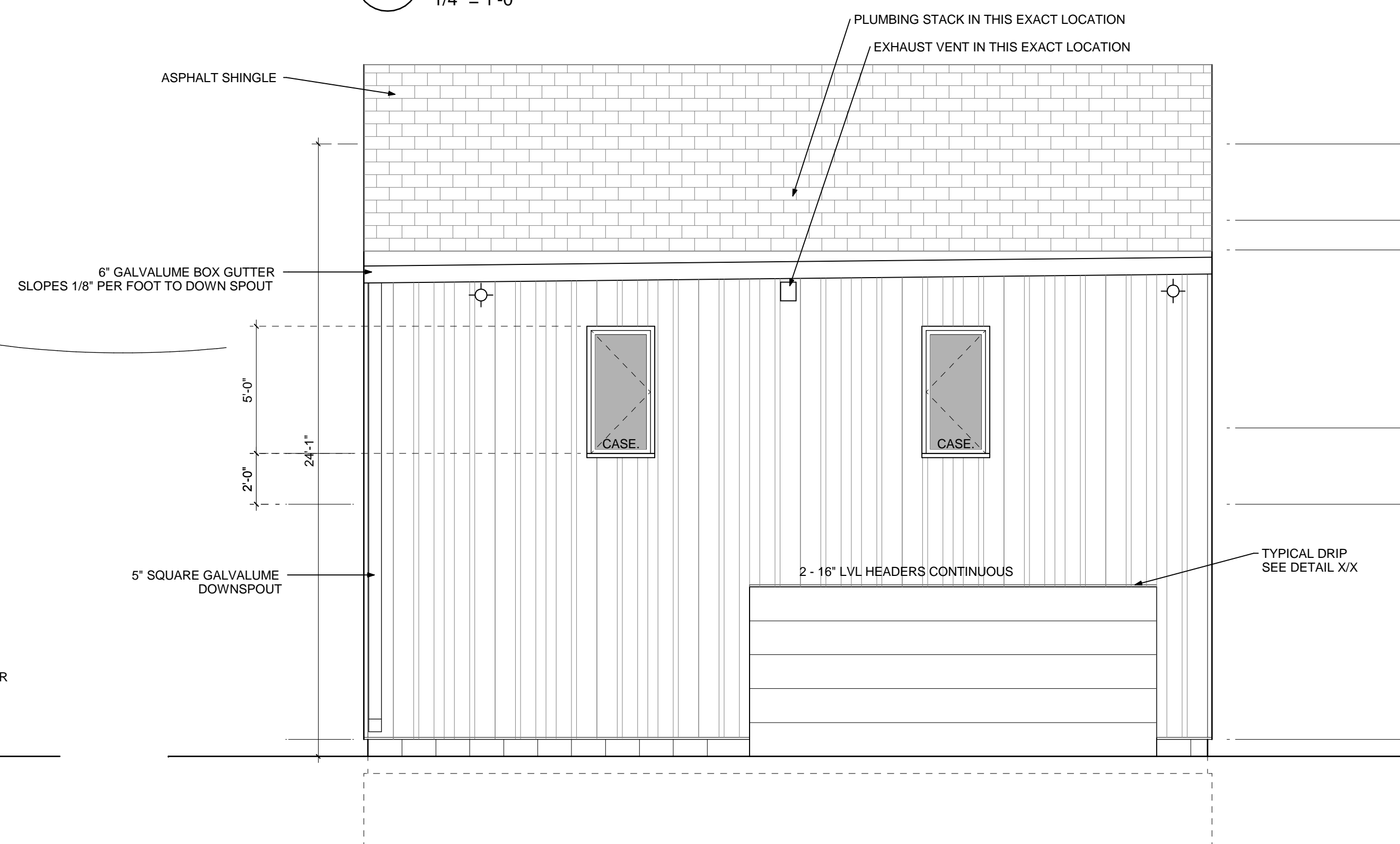


3 WEST
A2.1 1/4" = 1'-0"

1 SOUTH
A2.1 1/4" = 1'-0"



4 EAST
A2.1 1/4" = 1'-0"



2 NORTH
A2.1 1/4" = 1'-0"

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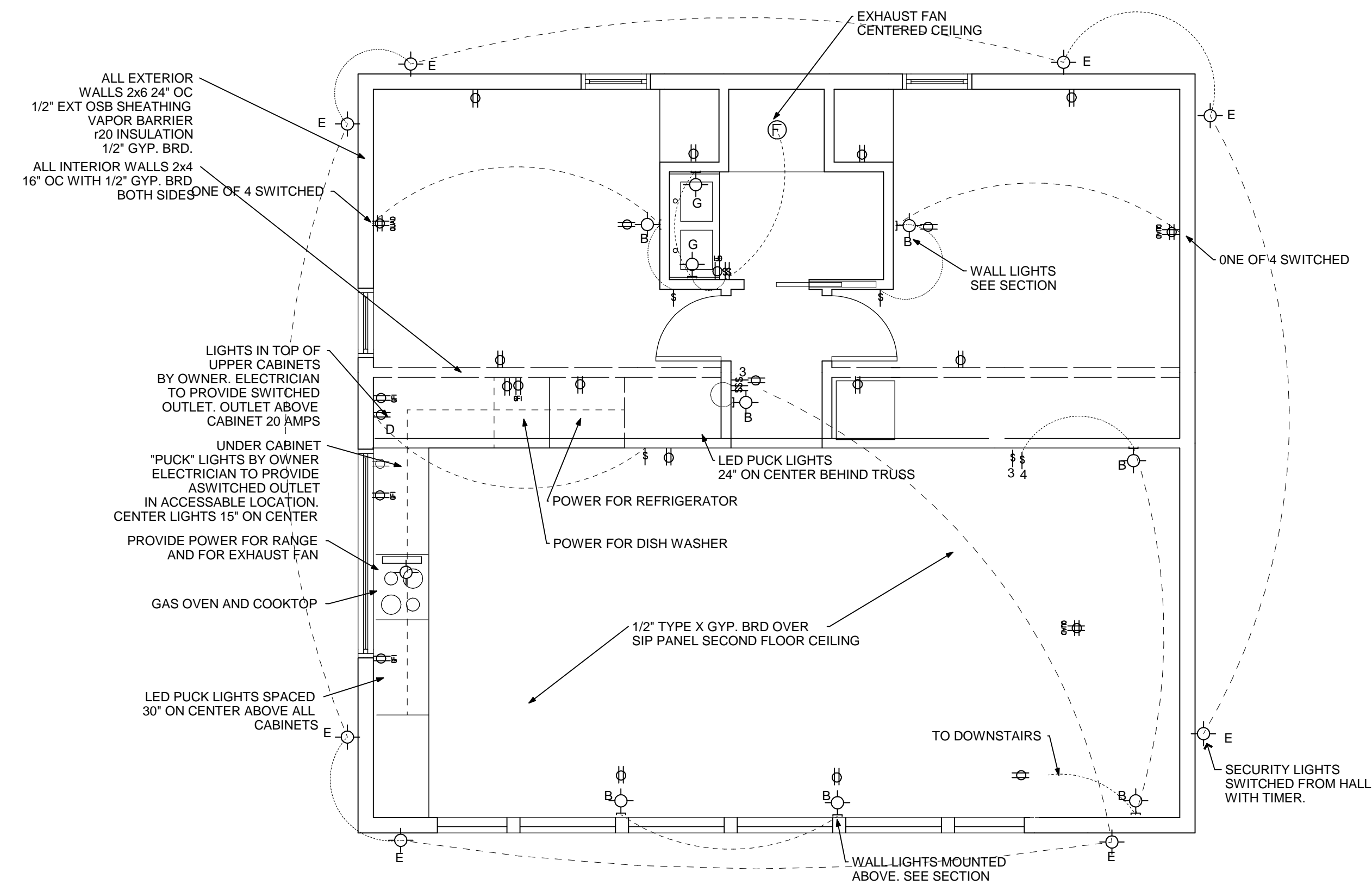
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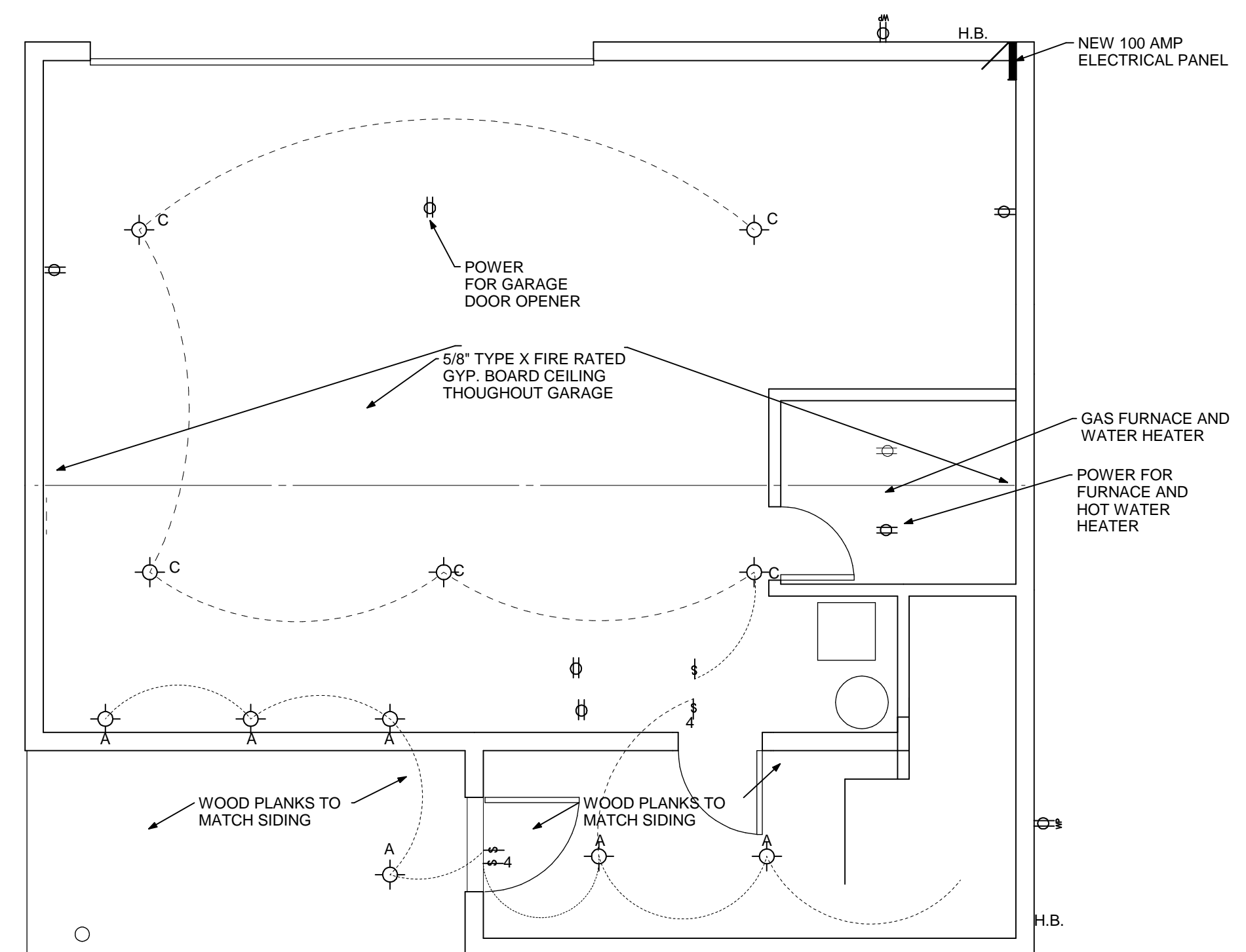
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LOBITANA SWEET HOUSE

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2 2ND CEILING AND ELECTRICAL
A1.2 1/4" = 1'-0"



1 1ST CEILING AND ELECTRICAL
A1.2 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES

1. Refer to specifications for additional information.
2. Coordinate electrical work with other trades as required. Provide required permits.
3. All work must be completed to the 2015 Michigan Residential Code.
4. These electrical layout drawings are diagrammatic only. They provide a suggested layout. It is the electrical contractor's responsibility to design, size wiring and provide and install all materials for a complete system to meet the performance requirements set forth in these construction documents.
5. Prior to installation do a preliminary layout of all receptacles and light fixtures for Owner review and approval.
6. All electrical fixtures to be selected and provided by the Owner.
7. All electrical wiring shall be performed by a licensed electrical contractor.

NOTE: ALL WORK TO COMPLY WITH THE 2015 MICHIGAN RESIDENTIAL CODE

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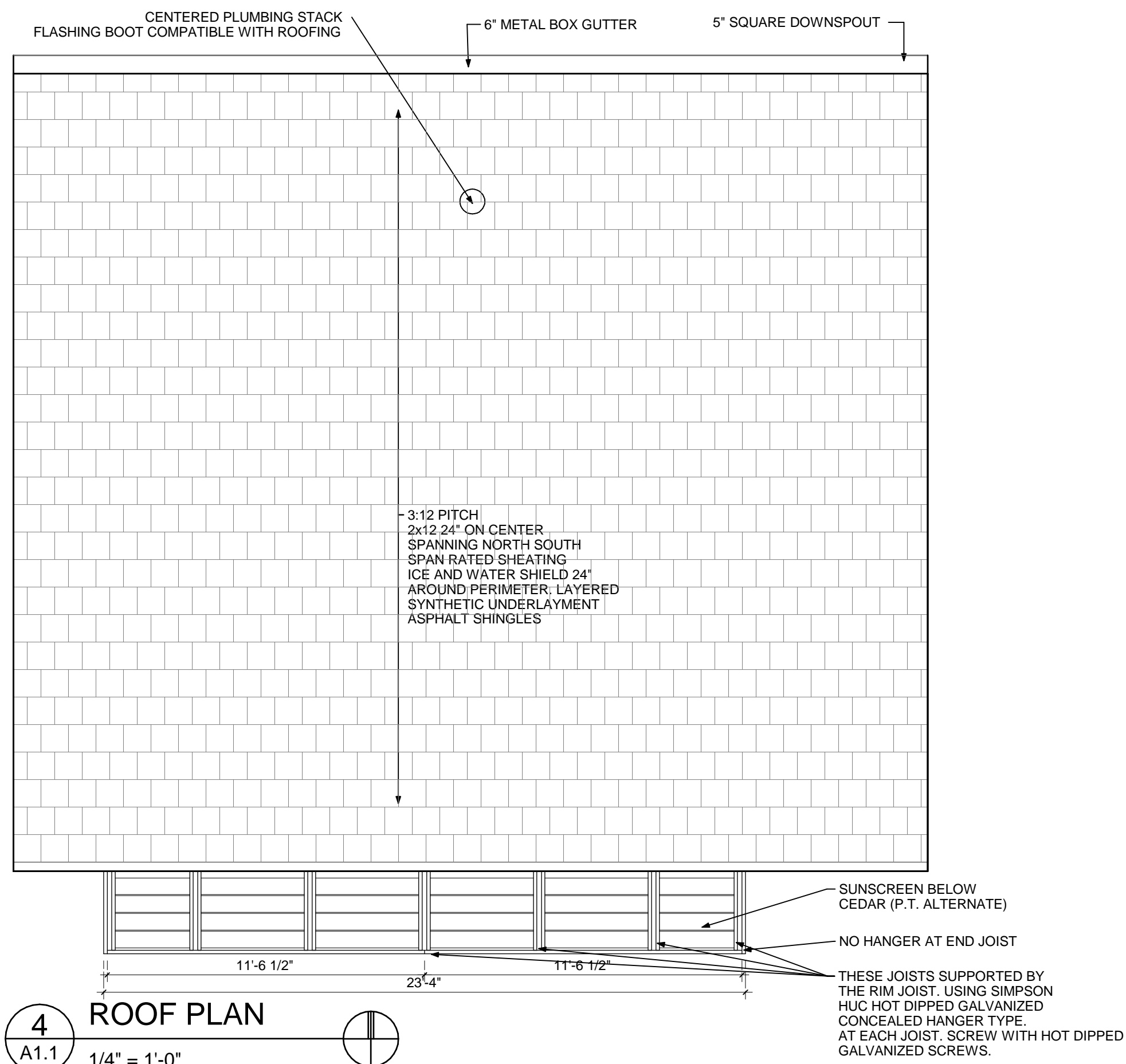
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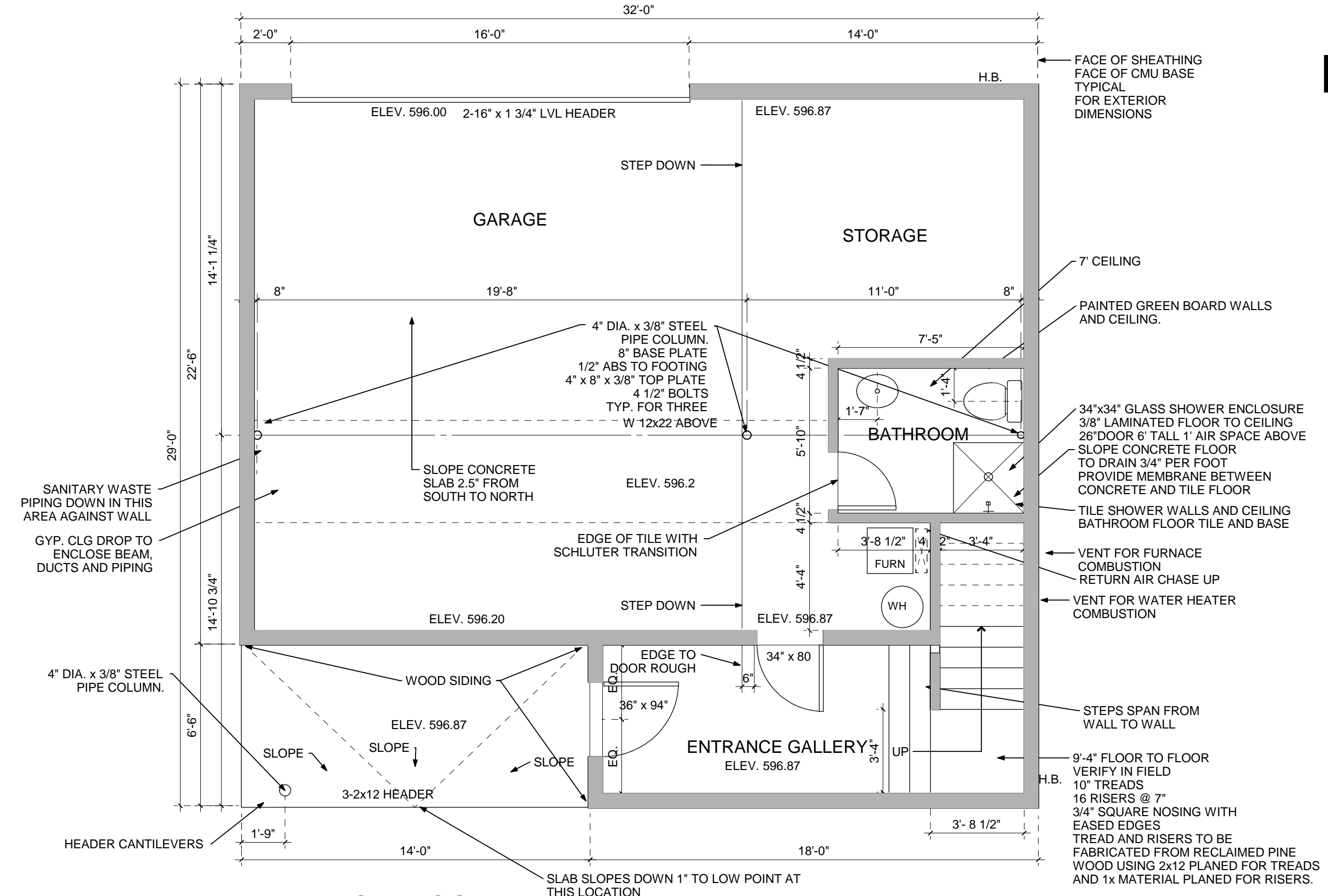
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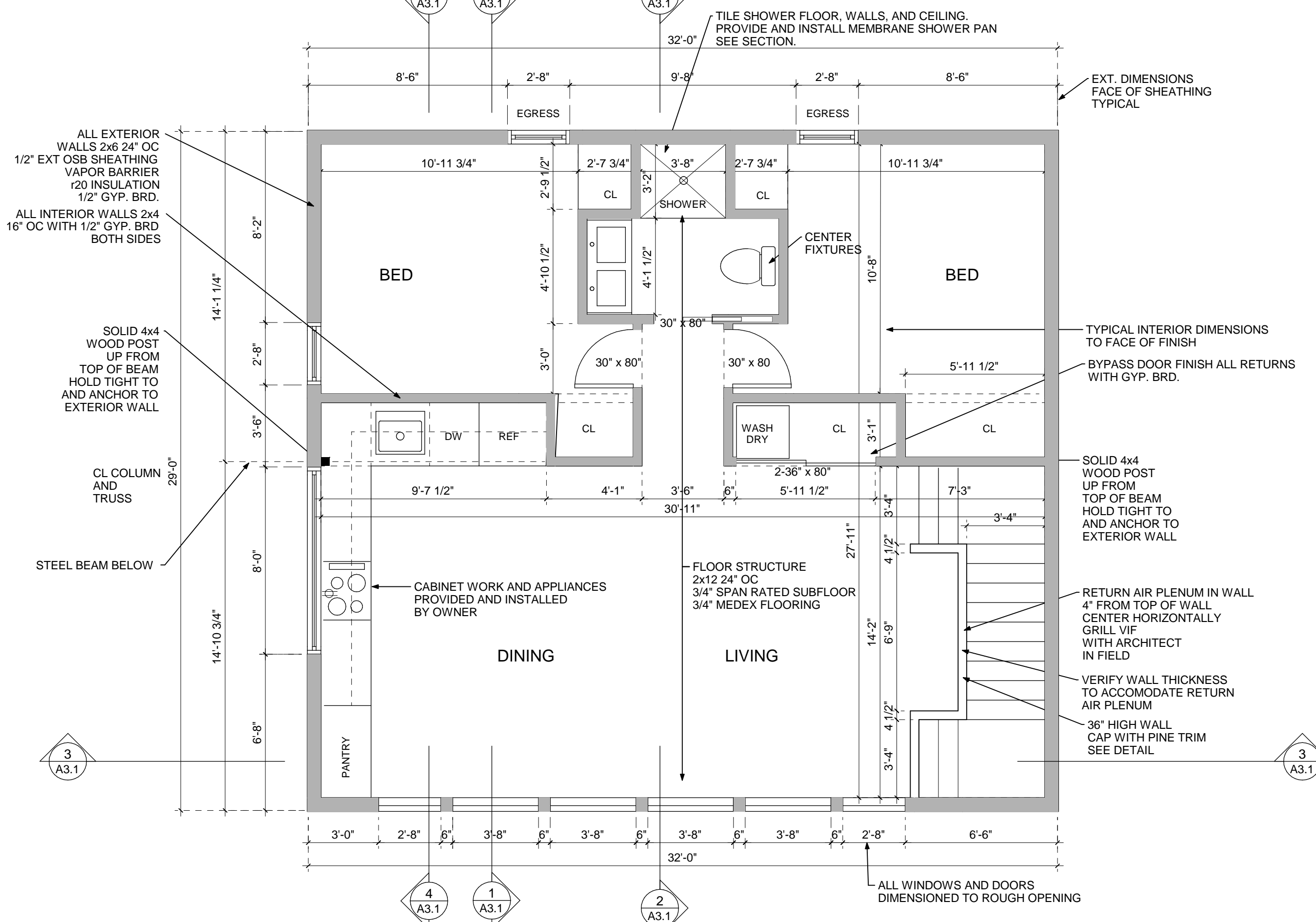
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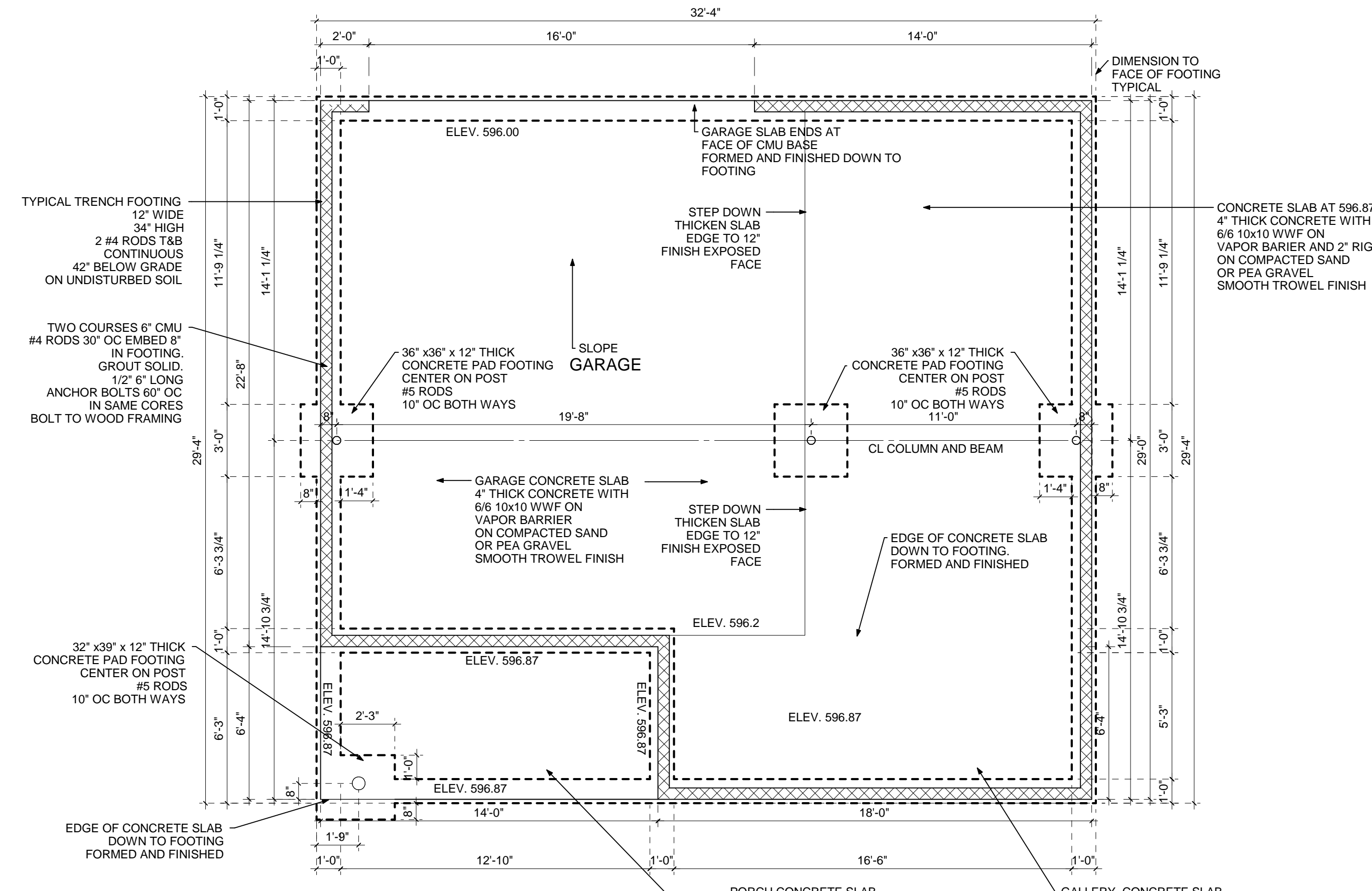
4 ROOF PLAN
A1.1 1/4" = 1'-0"



2 FIRST FLOOR
A1.1 1/4" = 1'-0"



3 SECOND FLOOR
A1.1 1/4" = 1'-0"



1 FOUNDATION PLAN
A1.1 1/4" = 1'-0"

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**LETTER FROM CORKTOWN HISTORICAL
SOCIETY**

REPORT

Jennifer Ross - Fwd: Lobitana Sweet House, 1566 Bagley

From: Frank Arvan <fxaarch@gmail.com>
To: Jennifer Ross <RossJ@detroitmi.gov>, Blake Almstead <balmstead@gmail.com>
Date: 6/17/2016 3:17 PM
Subject: Fwd: Lobitana Sweet House, 1566 Bagley

Jennifer:

Below is the note sent by Blake on May 23rd.

Frank

Frank X. Arvan
Principal Architect

FX Architecture LLC
c. [248.376.9342](tel:248.376.9342)
www.fxarchitecture.com

----- Forwarded message -----

From: Blake Almstead <balmstead@gmail.com>
Date: Mon, May 23, 2016 at 9:50 AM
Subject: Re: Lobitana Sweet House, 1566 Bagley
To: Frank Arvan <fxaarch@gmail.com>

Good morning Frank,

I wanted to let you know the board reviewed and has all agreed the project will bring a great new perspective into the historic neighborhood. Thank you for the write up, the information answered all the questions the board had earlier when we reviewed. It was agreed that the scale and location to the brick townhouses would play off each other very well. One concern was the metal siding, since the home is located with traditional wood horizontal siding, the vertical would make more sense as a contrast to the traditional. It was felt the horizontal metal siding would feel too much like attempting to be like the wood horizontal siding. The plan we've seen is a great addition to the neighborhood and will bring a great future to a neighborhood of such unique homes spanning so many years.

Let us know if you would like any additional feedback or information

Thank you
Blake Almstead

President

Corktown Historical Society

On Thu, May 19, 2016 at 10:01 AM, Frank Arvan <fxaarch@gmail.com> wrote:

Jennifer and Blake:

Attached per Jennifer's request is a letter that describes our reasons for the design and a diagram showing nearby similar setback conditions.

If there is any other information I can provide please let me know.

Best Regards,

Frank

Frank X. Arvan
Principal Architect

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